

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, January 30, 2014

Present: Roberta Boe, Member
Robert Mileti, Member
Martin Connor, Member and City Planner
Ed Fabbri, Member and City Engineer
John Sullivan, Member

Absent: Gregory Perosino, Member
Mark Trivella, Chairman

1. **Call to Order:** Mr. Connor called the meeting to order at 5:05 p.m. in Room 324, Land Use Office, City Hall, 104 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Connor announced present and serving were, Mr. Mileti, Mrs. Boe, Mr. Sullivan and Mr. Fabbri.
3. **Approval of Minutes 12/19/13:** Motion by Mrs. Boe 2nd by Mr. Mileti, to accept the minutes from 12/19/13. Motion carried unanimously.
4. **New Business:**
 - a. Applicant: American Sign Company, Inc. for Aspen Dental
Location: 1693 East Main Street
Proposal: New signage for Aspen Dental

Brian Lafo, American Sign Company, Inc., was present on behalf of Aspen Dental. He presented the Committee with Aerial Photos that showed the building where Aspen Dental was relocating to from their present location at 1151 East Main Street to their new location, the former People's Bank branch at 1693 East Main Street and the signage package. Aspen Dental will place two sets of tenant vinyl signage on the existing monument sign on East Main Street (underneath the Applebees sign) and the south, (front), north (rear) and west elevations. The signage will be blue and white channel lettering, backlit. Blue Weathermax 80 fabric awnings will be installed under the wall signage on each elevation as well.

The Committee found the design for the signs and awnings acceptable both in size and scale. Kim Barbieri, CZ&WEO, previously reviewed the proposed signage and in a memo dated 1/22/14, indicated the signage as presented meets the allowable signage for the site and location. The Committee recommended that the applicant post the address to the building on the north elevation in a size readily visible to traffic passing along East Main. The Committee also pointed out that there was an opportunity for Aspen Dental to construct an interconnect driveway off the Stop & Shop driveway from Torrington Street. When Stop and Shop was built the City requested they construct a driveway apron for a future interconnect that could service this business. Should Aspen Dental decide to

construct the interconnect driveway, the Committee recommends that they be allowed to place an additional free standing monument sign at the new driveway interconnect that to direct vehicle traffic to the Aspen Dental site. Motion Mr. Trivella, 2nd Mrs. Boe, to make a favorable recommendation to the PZC with a recommendation that the building address be posted on the East Main Street elevation with numbers large enough to be visible to traffic. The motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:20 p.m.


Martin J. Connor, AICP
City Planner

cc: ARC, PZC, Mayor, Applicants, Planning and Zoning Commission