

# ARCHITECTURAL REVIEW COMMITTEE

## MINUTES

Thursday, August 28, 2014

Present: Mark Trivella, Chairman  
Roberta Boe, Member  
Robert Mileti, Member  
Martin Connor, Member and City Planner  
Ed Fabbri, Member and City Engineer

Absent: Gregory Perosino, Member  
John Sullivan, Member

1. **Call to Order:** Mr. Trivella called the meeting to order at 5:00 p.m. in Room 324, Land Use Office, City Hall, 104 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Trivella announced present and serving were, Mr. Mileti, Mrs. Boe, Mr. Connor and Mr. Fabbri.
3. **Approval of Minutes 8/7/14:** Motion by Mr. Trivella, 2<sup>nd</sup> by Mr. Mileti, to accept the minutes from 8/7/14. Motion carried unanimously.
4. **New Business:**
  - a. Applicant: Preservation of Affordable Housing, Inc. (POAH)  
Location: 380 Torrington West Street  
Proposal: 60 Units of affordable senior housing, community building, common spaces, related offices and program support

Cory Fellows, Project Manager, POAH, and Christopher J. Novelli, AIA, NCARM Architect, Studio One, Inc., were present to discuss the project. Plans titled, "Torrington Senior Housing, 380 Torrington West Street, Torrington, CT 06790," by Studio One, Inc., dated 8/28/14, were presented. The Committee was impressed with the contemporary shed roof design of the main building. They are planning to use roof mounted photovoltaic panels to save energy and plan to use fiber cement siding/shingles for durability. Asphalt roof shingles are planned in conjunction with the photovoltaic panels. The Committee encouraged the applicant to carry the same shed roof design over to the Community Building as well. They were encouraged to maintain the wooded buffer along the east side of the property when siting the walking trail. Mr. Fabbri encouraged the applicant to consider switching the building and parking for the future phase II, 60 unit building shown on the site plan.

Motion by Mrs. Boe, 2<sup>nd</sup> by Mr. Mileti, to make a favorable recommendation on the project with the recommendation that the Community Building's architecture more closely match the architecture of the shed roof design of the apartment building and the walking trail on the east side of the property be situated further away from the Settler's Lane properties in order to maintain the existing wooded buffer. Motion carried unanimously.

- b. Applicant: Cumberland Farms, Inc.  
Location: 1237 East Main Street  
Proposal: Raze existing buildings, construct 4,513 sq. ft. retail convenience store and gas fueling operation with 4 product dispensers and canopy

Attorney Joseph P. Williams, Shipman & Goodwin, was present along with James E. Owens, RA, LEED AP, Allevato Architects Inc., and Chuck Meek, First Hartford Corp., to discuss the demolition of the existing buildings at 1237 E. Main and construction of a new Cumberland Farms convenience store and gas station. Mr. Owens reviewed the architectural plans prepared by his firm titled, "Cumberland Farms, 1237 East Main Street, Torrington, CT," dated 2/18/14, renderings and photos dated 8/28/14. Mr. Williams indicated they had received comments from Rista Malanca, CZ&WEO, regarding the landscape plan and signage. They will be revising the landscape plan to address her remarks. Mr. Meeks indicated a solid white vinyl fence would be incorporated into the plan to add screening to the rear of the building from the adjacent residential property. A New England farmhouse style of architecture will be used, including gables, dormers, cultured stone base, cream-colored vinyl siding, white and green synthetic wood trim and cobblestone gray architectural roof shingles. Mr. Owens presented a sample board with the exterior materials proposed. The Committee asked the applicant to add the address to the building above the main entry door. Motion by Mrs. Boe, 2<sup>nd</sup> by Mr. Miletti to make a favorable recommendation on the signs with the provision that the building address be added above the main entrance. Motion carried unanimously.

- c. Applicant: Fast Signs of North Haven  
Location: 1 South Main Street  
Proposal: Wall Signage 140 sq. ft. for new wine and liquor retail store

David Homer, Fast Signs of North Haven, was present to discuss a proposed sign for the new Bottle Stop Wine & Spirit Superstore in the Torrington Plaza. Interior lit individual letters will be attached to raceways attached to the front façade of the building. The Committee asked the applicant to obtain the exact address for this unit and add the unit's street address to the building above the main entry door. Motion by Mrs. Boe, 2<sup>nd</sup> by Mr. Miletti to make a favorable recommendation on the signs with the provision that the building address be added above the main entrance. Motion carried unanimously.

- 5. **Adjournment:** The meeting adjourned at 6:15 p.m.

  
Martin J. Connor, AICP  
City Planner

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