

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, October 24, 2013

Present: Mark Trivella, Chairman
Martin Connor, Member and City Planner
Ed Fabbri, Member and City Engineer
John Sullivan, Member

Absent: Gregory Perosino, Member
Roberta Boe, Member
Robert Mileti, 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. Connor, Mr. Sullivan and Mr. Fabbri.
3. **Approval of Minutes 8/22/13:** Motion by Mr. Connor, 2nd by Mr. Fabbri to accept the minutes from 8/22/13. Motion carried unanimously.

At 5:05 Mrs. Boe recused herself from the Northwest Hills Community Church application.

4. **New Business:**

- a. Applicant: TO Design LLC for The Housing Authority of Torrington
Location: Slaiby Village/East Main Street (Assessor Map 134-9-6)
Proposal: Construction of 115 residential units

Paul Bailey, A.I.A, Paul Bailey Architect, was present along with Phil Barlow, L.A., TO Design LLC, and Claudia Sweeney, Executive Director, The Housing Authority of Torrington to present the project to the ARC. The proposal is to construct two buildings with 115 total units of affordable senior housing. Building A will be a five story building on the uphill side and six stories on the downhill side with 47 one bedroom units for veterans 62 years or older. Building B will also be a five story building on the uphill side, six stories on the downhill side with 68 one bedroom units of affordable senior housing, 62 years in age or older. Mr. Bailey reviewed the Architectural Plans, titled "Slaiby Village, East Main Street, Torrington, Connecticut," dated October 8, 2013. He also reviewed the sample board he had prepared showing the materials to be used in the two buildings and two accessory buildings/maintenance garages.

Mr. Barlow reviewed the site development plans including the proposed lighting and landscaping plans for the project. Kim Barbieri, CZEO&WEO, comments contained in a memo to the City Planner dated 10/10/13, regarding the lighting and landscaping were reviewed and discussed. Mr. Barlow agreed to address those items in a revised landscaping plan. Both he and Mr. Bailey agreed that they would use full cut-off lighting fixtures on the building and grounds. The Committee suggested that the PVC fencing

ARC Minutes 10/24/13

proposed for the landscape buffer area and to be used to screen the dumpsters be beige colored as opposed to white.

The Committee suggested that directional signage be added to the plan so as to direct visitors to the new Slaiby Village Units and existing Khoury Terrace apartment buildings. Addresses for the new buildings will be assigned by the Engineering Office. The Committee also recommended that the parapet on the roofs be high enough to screen the mechanical equipment with exception of the emergency generators.

Motion Mr. Fabbri, 2nd Mr. Sullivan, to make a favorable recommendation to the PZC with the recommendation that the applicant address Kim Barbieri, CZEO&WEO, comments contained in a memo to the City Planner dated 10/10/13, regarding the lighting and landscaping, raise the front parapets enough to high enough to screen the mechanical equipment with exception of the emergency generators, use beige colored PVC fencing and add directional signage on the property including addresses on the new buildings. The motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:45 p.m.

Martin J. Connor, AICP
City Planner

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