

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, June 6, 2013

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

Absent: Gregory Perosino, 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, Mrs. Boe, Mr. Mileti, Mr. Sullivan and Mr. Fabbri. Also present was Rose Ponte, Economic Development Director.
3. **Approval of Minutes 4/11/13:** Motion by Mrs. Boe, 2nd by Mr. Fabbri to accept the minutes from 4/11/13. Motion carried unanimously.

Motion by Mr. Trivella, 2nd by Mr. Mileti to add Gene Barbero, 450 South Main Street, construct multi-family residences, 15 units. Motion carried unanimously. Mrs. Boe recused herself from the review of this application.

4. **New Business:**
 - a. Applicant: Gene Barbero
Location: 450 South Main St. (Assessor's Map 115-12-11)
Proposal: Construct two, 2 story apartment buildings, 5,426 sq. ft. each, total of 15 one bedroom apartments

Michael Boe, AIA, Project Architect, was present to discuss the construction of two buildings for multifamily use at the property above. The property is located at the corner of Lawton Street and South Main Street. The project will be called "Turner Commons" and will house 15-1 bedroom apartments, 8 units in Building 1 and 7 units plus a laundry room/storage area in Building 2. The buildings will accessed by a single driveway off Lawton Street so will be assigned a Lawton Street address by the Engineering Department. The parking area for the two buildings will be partially screened from the streets by the buildings. The entrances will face the parking lot. Mr. Boe discussed the architectural elevations, details and floor plans for each building. The landscaping and lighting plans were also reviewed. A sample of the proposed siding, Fairway D4 "Clay" color and Timberline architectural shingles, "Fox Hollow Gray" are proposed for both buildings. The Committee asked that the addresses for the units be posted above the building entrances and that the sign for Turner Commons be a monument style sign also listing the unit addresses. The Committee recommended that the landscaping plan be modified to address the comments from Kim Barbieri, CZ&WEO, contained in her memo to the City Planner, dated

6/5/13, regarding Wetlands, Landscaping and Outdoor Lighting. The Committee suggested that the applicant explore the use of LED Lighting and utilize gas for heating purposes rather than electric heat. Rebates and other cost savings may be available.

Motion Mr. Trivella, 2nd Mr. Fabbri, to make a favorable recommendation to the PZC on the project with the recommendation that the apartment unit addresses be placed above the entrances to the buildings and that the free standing sign for Turner Commons be a monument style sign listing the addresses for the apartment units. The Committee also recommended the applicant address the landscaping comments contained in a memo to the City Planner from Kim Barbieri, CZ&WEO, dated 6/5/13. The motion carried unanimously.

Mrs. Boe was reseated.

- b. Applicant: BL Companies
Location: 39 South Main Street, Torrington Plaza
Proposal: Combine two vacant retail spaces for new 15,550 sq. ft., JoAnn Fabrics, modifications to existing façade and signage. New masonry, aluminum storefront and E.I.F.S. to match existing adjacent spaces

Fernanda Alves from BL Companies was present to discuss the combining of 2 vacant stores at the Torrington Plaza, 39 South Main Street for a new tenant, JoAnn Fabrics. Modifications are proposed to the front façade involving new masonry, E.I.F.S., and aluminum storefront/windows that will unify the store and match the adjacent stores. Colors and masonry brick changes to match adjacent store fronts. The Committee reviewed the plans submitted and a memo regarding the proposed signage from Kim Barbieri, CZ&WEO, to the City Planner dated 6/3/13. The signage as proposed appears to exceed the allowable signage by 64.51 sq. ft. The maximum signage allowed is 2 sq. ft. per linear ft. of store frontage. The address of the store is to be posted over the main entrance. The Committee discussed the current unsightliness of the rear of the shopping center due to the peeling paint. The rear of the center is highly visible along Franklin Street and portions of East Main Street. Motion Mrs. Boe, 2nd Mr. Mileti, to make a favorable recommendation to the PZC on the project with the recommendation that the rear of the shopping center be scrapped and repainted and that the size of the signage be reduced so as to conform with the Zoning Regulations. The motion carried unanimously.

5. Adjournment: The meeting adjourned at 5:55 p.m.

Martin J. Connor, AICP
City Planner

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