

ARCHITECTURAL REVIEW COMMITTEE

Thursday, April 6, 2017

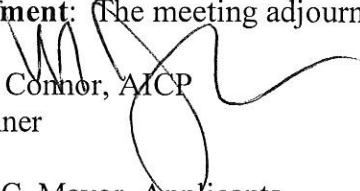
Present: Ed Fabbri, Member and City Engineer
John Sullivan
Martin Connor, Member and City Planner
Absent: Robert Mileti, Member
Mark Trivella, Chairman
Jim Bobinski, Member
Roberta Boe, Member

1. **Call to Order:** Mr. Connor called the meeting to order at 5:00 p.m. in Room 324, Land Use Office, City Hall, 140 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Connor announced present and serving were Mr. Fabbri and Mr. Sullivan.
3. **Approval of Minutes 12/1/16:** Motion by Mr. Connor to accept the minutes from 12/1/16. 2nd by Mr. Sullivan, all in favor. Motion carried.
4. **New Business:**
 - a. Applicant: Ilir's Construction LLC
Location: 1347 East Main Street
Proposal: Construct 2,030 sq. ft. addition to existing beauty salon, addition to be used as a coffee shop.

Ilir Qyteza, owner, Ilir's Construction LLC, was present to discuss the project. The Committee reviewed the Preliminary Floor Plan & Elevation along with the Site Plan and a photo enhanced rendering of the proposed addition. The Committee suggested hiding the roof top HVAC units with a parapet. They also recommended adding the address of the new unit to both the freestanding sign and building. The Committee suggested a more creative design for the sign on the building advertising the new coffee shop business to separate the businesses visually. Motion made by Mr. Sullivan, 2nd by Mr. Fabbri, to make a favorable recommendation on the project as presented to the Planning & Zoning Commission. Motion carried unanimously.

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

Martin J. Connor, AICP
City Planner



cc: ARC, PZC, Mayor, Applicants