

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, November 29, 2012

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

Absent: Gregory Perosino, Member
John Sullivan, Member
Roberta Boe, Member

1. **Call to Order:** Mr. Trivella 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. Trivella announced present and serving were Mr. Connor, Mr. Mileti and Mr. Fabbri.
3. **Approval of Minutes 8/9/12:** Motion by Mr. Trivella, 2nd by Mr. Mileti to accept the minutes from 8/9/12. Motion carried unanimously.
4. **New Business:**
 - a. Applicant: Dudrow Torrington LLC by Paragon Management Group LLC
Location: 416 Winsted Road
Proposal: Construct 2,700 sq. ft. bank with drive-in window

Applicant David Wright was present along with Attorney Peter C. Herbst and architect Ed Pepin, AIA to discuss the demolition of the vacant Burger King Restaurant in the Torrington Parkade and construction of a new bank branch with drive-in window and drive up ATM for Northwest Community Bank. Mr. Pepin reviewed his architectural plans for the building and landscaping and lighting improvements were discussed. A proposed 125 sq. ft. free standing monument sign, 8 ft. in height, was discussed with a stone base to match the stone veneer base of the bank's building. Mr. Fabbri asked that the address for the property be included on the free standing sign and the address placed above the front entrance to the building. The applicant agreed to the request.

Motion Mr. Trivella, 2nd Mr. Fabbri, to make a favorable recommendation on the proposed building with the recommendation that the bank's address be added to the free standing sign and posted above the main entrance as well. The motion carried unanimously.

- b. Applicant: Chris Oneglia
Location: 2101 Winsted Road
Proposal: Construct 15,400 sq. ft. industrial building, parking, utilities, grading

Chris Oneglia was present with Attorney Peter C. Herbst to discuss construction of a 15,400 sq. ft. building with 6 garage bays for his business, CAO Trucking, on a vacant lot at 2101 Winsted Road currently owned by Vinnie Noad. Proposed is a metal building, light stone in color with a Stone veneer water table, white garage and entry doors and green trim. A six ft. black vinyl fence will be installed to provide security to the lot. Some landscaping, in the form of a row of white pines, was planted by the current owner in connection with a site plan for a previously approved project that was never constructed. The applicant has requested that Kim Barbieri, CZ&WEO, recommend additional plantings. The Committee discussed window placement on the building with the applicant. Mr. Fabbri suggested that the applicant add windows to the garage doors to take advantage of the southern exposure for light. Mr. Fabbri requested that the address be posted on the east elevation along Winsted Rd. Mr. Oneglia agreed to that recommendation.

Motion Mr. Mr. Fabbri, 2nd Mr. Trivella to make a favorable recommendation on the proposed building with the recommendation that the building's address be added to the east elevation along Winsted Road. The motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:37 p.m.

Martin J. Connor, AICP
City Planner

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