

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, March 25, 2010

Present: Martin Connor, Member and City Planner
Roberta Boe, Member
Ed Fabbri, Member and City Engineer

Absent: Jonathan Laschever, Member
Gregory Perosino, Member
Robert Mileti, Member
Mark Trivella, Chairman

1. **Call to Order:** Mr. Connor called the meeting to order at 5:00 p.m. in the Temporary City Hall, 59 Field Street, Torrington, CT
2. **Roll Call:** Mr. Connor announced present and serving were Mr. Fabbri and Mrs. Boe.
3. **Approval of Minutes 2/11/10:** Motion by Mrs. Boe, 2nd by Mr. Connor to approve the minutes. Motion carried unanimously.
4. **New Business:**

a.

Applicant: Bender Plumbing and Supply
Location: 29 Main Street
Proposal: Façade improvements

Jane Capinera and Steve Fecto were present to present changes to the façade of the building they are leasing at 29 Main Street. They are incorporating two storefronts into a new plumbing supply showroom. They are proposing changes to the front façade and signage. They have been working on the interior exposing the tin ceilings, wood floors and adding new lighting. The storefront exterior will have new wood trim raised panels on the bulkhead. An existing entryway will be eliminated. New glass and bulkhead will replace the doorway. Signage will be black with gold trim between the 1st and 2nd floor. The sign will be down lighted with a gooseneck fixture. A new light fixture over the entryway will be selected to match the new lighting planned for the Water Street streetscape project. The Committee recommended that the address for the store be located on the building for 911 purposes. The applicant indicated they will be placing the address over the entryway. The improvements planned are in keeping with the Torrington Design Review Guidelines for the Downtown Historic District. Motion Mrs. Boe, 2nd by Mr. Fabbri, to make a favorable recommendation on the plans to the Planning and Zoning Commission. Motion carried unanimously.

b. Special Exception 10-242 and Site Plan 971

Applicant: LARC/Gene Barbero
Location: 450 South Main Street
Proposal: Construct 5,150 sq ft adult daycare center

Mrs. Boe recused herself from reviewing the next application

Michael Boe, AIA, presented plans to construct a 5,150 sq ft adult daycare center at an empty

lot at 450 South Main Street, corner of South Main Street and Lawton Street. Plans titled LARC "DOS South Main Street and Lawton Street, Torrington, Connecticut, for Gene Barbero," by Boe Studio Architects, Sheets P1 and P2, dated 3/25/10 were reviewed.

Mr. Boe indicated that the current site plan pending will more than likely be revised in order to reduce the size of the building and reduce costs. Mr. Boe had met earlier in the day with staff to discuss alternate building and parking layouts. The building proposed will be a pre-fabricated metal building with cut face block, red hardy board siding and metal roof, gavaluminum. The suggested new layout will have the main entryway off Lawton Street at the rear. The front façade along South Main Street will have a 2nd doorway with a glass sidelight. Signage will be on this front façade. Mr Fabbri was concerned that the façade along South Main not have the appearance of a side or rear of the building. Mr. Boe assured the Committee that although the main entryway that will be used by LARC with a covered canopy will be in the rear, the façade of the building along South Main will have an elevation that will resemble a main entrance with larger windows and a doorway. Signage and address will appear on this façade. Motion Mr. Fabbri, 2nd Mr. Connor to make a favorable recommendation to the Planning and Zoning Commission on the project. Motion carried unanimously.

Roderick E. Cameron, Member, has tenured his resignation from the ARC Committee as he is leaving the Country to work on an exciting planning project in Africa. A thank you letter from P&Z Chairman Rich Calkins has been sent to Mr. Cameron for his years of service. His experience as a Landscape Architect & Planner will be sorely missed.

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

Martin J. Connor, City Planner
Planning and Zoning Department

cc: ARC, PZC, Mayor & Applicants