

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, March 29, 2012

Present: Martin Connor, Member and City Planner
Roberta Boe, Member
Robert Mileti, Member
John Sullivan, Member

Absent: Gregory Perosino, Member
Ed Fabbri, Member and City Engineer
Mark Trivella, Chairman

Call to Order: Mr. Connor called the meeting to order at 4:40 p.m. in Room 324, Land Use Office, City Hall, 104 Main Street, Torrington, CT.

Roll Call: Mr. Connor announced present and serving were Mr. Connor, Mr. Mileti, Mr. Sullivan and Mrs. Boe.

Approval of Minutes 2/2/12: Motion by Mr. Mileti 2nd by Mrs. Boe to accept the minutes from 2/2/12. Motion carried unanimously.

New Business:

- a. Applicant: Darcie Roy, National Sign Company
Location: 67 South Main Street
Proposal: Replacing Dollar General wall sign, 78 sq ft

Darcie Roy, National Sign Company, was present to discuss replacing the previously approved 66 sq ft wall sign for Dollar General with a larger 78 sq ft sign channel letterset with a slightly different design. The replacement letterset will be individual yellow exterior illuminated letters on a raceway. The previous design included exterior illuminated letters mounted to a black backer on the raceway. Motion made by Mrs. Boe, 2nd by Mr. Mileti to make a favorable recommendation to the Planning and Zoning Commission on the proposed signage. Motion carried unanimously.

- b. Applicant: Shawn Pace
Location: 560, 574 & 576 South Main Street
Proposal: Construct two commercial buildings

Applicant's engineer Bill Colby, called Mr. Connor and informed him the applicant was unable to attend. The review was tabled.

Mr. Sullivan arrived.

- c. Applicant: Colby Engineering & Consulting, LLC
Location: Migeon Avenue, Assessor's Map 222 Block 5 Lot 35
Proposal: Construct two commercial buildings

Michael R. Rossi III, the prospective builder and owner of the buildings, was present to discuss the project. He does not as of yet have prospective tenants but believes that the building closer to Migeon Ave will most likely be occupied by a retail or office use and the rear building might be office or contractor's space. He proposes metal buildings that will provide him with flexibility for tenant build out. The buildings would face the next door restaurant and would make the Scarpelli's restaurant and new Litchfield Glass building appear to be a planned center. The metal siding and metal roofing would be neutral colors such as beige siding with darker beige roofs. The roofs would be pitched slightly to the rear so as to keep the snow from falling towards the front. He would have some type of block accent strip along the ground level. The Committee requested information on lighting, landscaping and signage. They expressed some concerns regarding roof pitch, windows and accents particularly for the front building that is most visible from Migeon Avenue. The Committee asked that the applicant meet with his building designer, J.D. Lindstrom to see if the building could be upgraded with additional architectural elements. Cut sheets or color samples of the proposed siding, roof and block should be presented. The landscape plan needs to be provided. The Committee tabled the application until Thursday April 5th, 5 pm, to allow the applicant more time to gather the additional information on the proposed building's design and meet with his building designer, J.D. Lindstrom about changes that could be made to provide more architectural interest, particularly for the front building that will be very visible from Migeon Ave., Route 4.

5. Adjournment: The meeting adjourned at 5:10 p.m.

Martin J. Connor, AICP
City Planner

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