

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, April 5, 2012

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

Absent: Gregory Perosino, Member
Roberta Boe, Member

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.

Roll Call: Mr. Trivella announced present and serving were Mr. Connor, Mr. Mileti, and Mr. Sullivan. Mr. Fabbri arrived at 5:15 pm.

Approval of Minutes 3/29/12: Motion by Mr. Mileti 2nd by Mr. Connor to accept the minutes from 3/29/12. Motion carried unanimously.

New Business:

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

The review was tabled as neither the applicant nor his engineer was in attendance.

Mr. Sullivan arrived.

- b. 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, returned with additional details requested at the March 29th ARC Meeting. 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 a clay color with darker terretone trim color. The block accent strip along the ground level will be a Ledgestone "Carolina" gray. The Committee suggested that he mix the stone veneer types shown in the catalogue to give the stone a more natural look which the applicant agreed to. The applicant submitted revised elevations from his building designer, J.D. Lindstrom dated 4/3/12.

The Committee agreed that the added windows and stone veneer for Building “A” will provide more architectural interest, for this building that will be very visible from Migeon Ave., Route 4. Kim Barbieri, CZ&WEO, had assisted the applicant with a suggested landscape plan and suggested free standing sign location. The address will be prominently displayed on both the free standing sign. Ms. Barbieri reviewed the landscaping plan with the Committee. The applicant is free to hire his own landscape architect or gardener should he wish to revise this plan, however both he and the Committee agreed that the suggested plan was excellent. Motion Mr. Trivella, 2nd Mr. Sullivan to make a favorable recommendation on the proposed buildings.

- c. Applicant: Peter Wells for Brooker Memorial
- Location: 157 Litchfield Street
- Proposal: Additions and renovations

Peter Wells, AIA, Tuthill & Wells Architects, was present on behalf of the Maria Seymour Brooker Memorial to discuss a major renovation to the building that will involve the demolition of an older section of the building and a second floor addition. The Committee reviewed the Site Development Plan, titled, “Land Use Submission Additions and Renovations to the Maria Seymour Brooker Memorial, 157 Litchfield Street, Torrington, Connecticut,” by Buck & Buck, LLC, dated 4/5/12, Sheets - Cover Sheet, Site Layout Plan, Building Elevations, First Floor Plan & Second Floor Plan. The additions and renovations will allow them to add more children to their programs and reorganize the building in a more efficient manner. The dental component of their facility will also be more efficiently organized in the new space. An unfinished second floor will be added for future expansion. Hardy Plank siding in an earth tone is proposed along with a field gray cinder stone water table along the base. A new red brick chimney is proposed. An accent band is also proposed around the building. The final color pallet has not yet been agreed on by their building committee for the project. A weathered gray architectural type shingle is proposed. The Committee asked about adding an architectural accent in the gable end of the building facing the parking lot. At the present time no changes to the parking lot or landscaping is proposed. New signage will be added but there are no details available at this time. Mr. Fabbri recommend that the architect discuss a new Wilson Avenue address be used since there is no driveway for the project off Litchfield Street. An address on the building is recommended. Mr. Wells agreed to return in the near future with a final color palate and details regarding the gable end architectural feature. Motion Mr. Trivella, 2nd Mr. Fabbri, to make a favorable recommendation to the Planning & Zoning Commission on the project with the understanding that the applicant will return with the final color palate, details regarding the gable end architectural feature and signage.

5. Adjournment: The meeting adjourned at 6:10 p.m.

Martin J. Connor, AICP
City Planner

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