

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

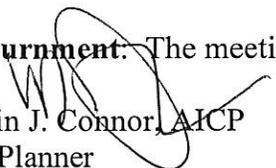
Thursday, December 3, 2015

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

1. **Call to Order:** Mr. Trivella 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. Trivella announced present and serving were Mr. Connor, Mr. Fabbri, Mr. Bobinski and Mrs. Boe.
3. **Approval of Minutes 10/22/15:** Motion by Mrs. Boe, 2nd by Mr. Fabbri to accept the minutes from 10/22/15. Motion carried unanimously.
4. **New Business:**
 - a. Applicant: Ashok Patel (Jayson Hospitality LLC)
Location: 93 Main Street, Yankee Pedlar
Proposal: Façade and signage changes to building, parking lot

Robert Gilchrest, Project Manager, Allied Engineering, Jay Patel from the Yankee Pedlar, Construction Manager, Tom Cook, United Construction and Interior Designer Chris Brennan appeared before the Committee to discuss façade changes, parking lot upgrades, lighting, signage and landscaping improvements to the Yankee Pedlar. The changes will give a presence to the rear of the property by carrying the color scheme of the front around to the rear. The rear entry will be significantly improved and will become the main entrance for guests. The parking lot will be regraded, have new drainage installed, new lighting, landscaping and signage. The parking lot will have a new circulation pattern, which will allow much better delivery, drop off area for luggage and lined spaces for guest parking. The signs shown on the plans are placeholders in that their final design has not received final approval from Best Western. The exterior of the building will be cleaned up significantly by removing various appendages, old lighting, and miscellaneous signs. The Committee asked that the street address be added to the front entrance to the building to which the applicant agreed. The Committee applauded the applicants for the thoughtful upgrades to the building proposed. Motion by Mrs. Boe, 2nd by Mr. Fabbri to make a favorable recommendation on the project to the Planning & Zoning Commission. Motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:30 p.m.


Martin J. Connor, AICP
City Planner

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