

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, June 12, 2014

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

Absent: Gregory Perosino, 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, 104 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Trivella announced present and serving were, Mr. Mileti, Mrs. Boe, Mr. Connor and Mr. Fabbri.
3. **Approval of Minutes 3/13/14:** Motion by Mrs. Boe, 2nd by Mr. Mileti, to accept the minutes from 3/13/14. Motion carried unanimously.
4. **New Business:**
 - a. Applicant: Colby Engineering and Consulting for Shawn V. Pace
Location: 560, 574, 576 South Main Street
Proposal: Construct storage/warehouse facility

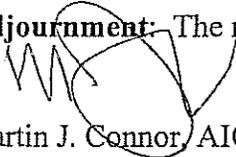
Property owner, Shawn Pace was present to review the building elevations and site development plans including the lighting and landscaping plans. The building will be a green colored steel building, manufactured by Industrial Building Systems of Milford, CT. There will be transom windows over the garage doors and windows in the garage doors. Full cut-off lighting fixtures will be used. The applicant agreed to address Rista Malanca, CZEO&IW Officer's comments regarding landscaping. Motion Mrs. Boe, 2nd Mr. Mileti, to make a favorable recommendation to the PZC with the addresses for each unit to be placed over each entrance door and green solid fencing to be used to screen the dumpster. The motion carried unanimously.

- b. Applicant: Gary Eucalitto, Member, Sound Garrett Torrington, LLC
Location: 281 Winsted Road
Proposal: Construction of 9,500 sq. ft. retail building

Gary Eucalitto, Member, Sound Garrett Torrington, LLC was present to discuss the demolition of two buildings at 281 Winsted Road and the construction of a 9,500 sq. ft. retail building for a Dollar General store. Mr. Eucalitto reviewed a photo of the proposed front building elevation and plans titled "Proposed Site Plan, Proposed Retail Development, Sound Garrett Torrington, LLC, 281 Winsted Road, Torrington, Connecticut," by CPH, date 5/1/14.

The Committee requested that signage proposed on the front of the building be lit overhead rather than be internally lit as shown in the photograph. The Committee also suggested that the building address be added to the free standing sign and also to a built out brick area adjacent to the front entrance. Mr. Eucalitto indicated that the proposed brick will be smooth brick, plantation red in color. The EFIS application on the building will be beige and light brown. The Committee asked that the dumpster area be screened with a decorative solid fence. All lighting is required to have full cut-off fixtures. Motion Mrs. Boe, 2nd Mileti, to make a favorable recommendation to the PZC with the sign lighting, address and dumpster screening recommendations. The motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:40 p.m.



Martin J. Connor AICP
City Planner

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