

ARCHITECTURAL REVIEW COMMITTEE

REVISED MINUTES

Thursday, July 7, 2016

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

Absent: Roberta Boe, Member
Jim Bobinski, Member
Mark Trivella, Chairman

1. **Call to Order:** Mr. Connor called the meeting to order at 5:01 p.m. in Room 324, Land Use Office, City Hall, 140 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Connor announced present and serving were Mr. Sullivan, Mr. Mileti and Mr. Fabbri.
3. **Approval of Minutes 6/2/16:** Motion by Mr. Mileti to accept the minutes from 6/2/16. 2nd by Mr. Connor, all in favor with Mr. Fabbri and Mr. Sullivan abstaining. Motion carried.
4. **New Business:**
 - a. Applicant: Torrington Ford Lincoln / Borghesi Building & Engineering
Location: 1350 East Main Street
Proposal: Additions and revised parking layout

Rob Blanchette, Project Engineer, Borghesi Building & Engineering, Co. Inc., was present to discuss renovations and additions to the Torrington Ford Lincoln new car dealership at 1350 East Main Street. The parking layout, lighting and landscaping will also be improved. A section of the existing building, 1,293 sq. ft. in size, will be demolished and new additions totaling 7,477 sq. ft. will be added. The additions will allow for a new service write up area and new car delivery area. The front façade of the building will be updated and improved. The architectural changes will be in keeping with Ford/Lincoln's brand image and design guidelines. Aluminum metal wall panels and grey corrugated metal panels will be applied to the front of the building and new additions. Ford/Lincoln Sign Elements will be placed on the front elevation. The Committee reviewed recommendations from Rista Malanca, CZ&WEO, regarding landscaping and lighting contained in her memo dated 7/7/16. The applicant agreed to address these comments. The Committee recommended the street address be placed on the building near the front door. Motion made by Mr. Mileti, 2nd by Mr. Sullivan, 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