

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, April 9, 2015

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

Absent:

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, Mr. Sullivan and Mr. Fabbri.
3. **Approval of Minutes 8/28/14:** Motion by Mr. Mileti, 2nd by Mrs. Boe, to accept the minutes from 8/28/14. Motion carried unanimously.

New Business:

- a. Borghesi Building and Engineering Co. Inc.
Location: 857 Main Street
Proposal: 10' x 30' addition to PATCO fueling station/retail store

John Phillips, P.E., Borghesi Building and Engineering Co. Inc., was present along with Russ Patterson, Patterson Oil Company, to discuss a 290 sq. ft. addition and renovation at the existing 1,189 sq. ft. North Main Patco Handy Stop, at 857 Main Street. The existing pavement in the parking lot is to be replaced, a proposed 5 ft. concrete walkway is proposed on two sides of the building and additional landscape plantings are proposed. They propose to match the existing brick on the north and east elevations and match the standard face masonry on the south and west elevations painted white. New concrete sidewalks and granite curbs will be constructed in front. The underground fuel tanks will be replaced. A new gas canopy will be erected in the same spot as the present canopy. Lighting will be replaced with full cut-off fixtures. Mr. Patterson indicated the address to the gas station is currently on the entrance to the building.

Motion by Mrs. Boe, 2nd by Mr. Mileti, to make a favorable recommendation on the project to the Planning & Zoning Commission. Motion carried unanimously.

- b. Darcie Roy/National Sign Corporation
Location: 211 High Street (former China Shop at Torrington Commons)
Proposal: New Signage for Lumber Liquidators

Darcie Roy was present and discussed proposed signage for Lumber Liquidators. The proposed wall signage and signage on the free standing sign conforms to the Zoning Regulations. Motion by Mr. Trivella, 2nd by Mrs. Boe to make a favorable recommendation on the project to the Planning & Zoning Commission. Motion carried unanimously.

ARC Member Ed Fabbri arrived and was seated.

- c. Applicant: Cook Funeral Services, LLC
Location: 82 Litchfield Street
Proposal: Construct addition

Rod Oneglia, Burlington Construction Co. and Ted Stoutenberg, A.I.A. were present to discuss the construction of a 3,654 sq. ft. addition to the existing Cook Funeral Home. The project will also include site improvements including driveway isle, parking, sidewalks, landscaping and stormwater management for the expansion of the existing funeral home. The owners have consulted with Mark McEachren, Torrington Historical Society, regarding the property and addition. They plan on covering the existing building's brick exterior with gray Hardie Board siding and white trim. If the budget allows the former house portion of the funeral home that has aluminum siding will be replaced with matching gray Hardie Board siding and white trim. The Committee strongly encourages the applicant to replace the siding should the budget allow. Timberline Architectural shingles, charcoal gray color will be used on the addition. The Committee suggested the soffit on the roof addition facing Summer Street have an architectural element such as a non-working vent added to add interest to the blank wall and soffit area. It was also suggested that the new entrance on Litchfield Street have the street number posted.

Motion by Mrs. Boe, 2nd by Mr. Miletti to make a favorable recommendation on the addition with the provision that the building address be added above the new Litchfield Street entrance and a decorative architectural element such as a non-working vent be added to the soffit of the roof on the Summer Street side of the addition. Motion carried unanimously.

Mr. Trivella & Mrs. Boe recused themselves from the next review.

- d. Applicant: City of Torrington Parks & Recreation
Location: 115 Litchfield Street
Proposal: Provide two new cupolas on the roof of the Carriage House

Michael Boe, AIA, Boe Studios was present to discuss adding two new cupolas on the roof of the Carriage House at Coe Park. An historic photo of the Carriage with cupolas was reviewed along with the plans for replicating the former cupolas. The historic cupolas were thought to have been removed after a fire in the structure. Motion by Mr. Miletti, 2nd by Mr. Sullivan to make a favorable recommendation on the project to the Planning & Zoning Commission. Motion carried unanimously.

Mr. Trivella & Mrs. Boe returned.

- 5. Adjournment:** The meeting adjourned at 5:46 p.m.

Martin J. Connor, AICP
City Planner

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