

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, June 27, 2013

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

Absent: Gregory Perosino, Member
Robert Mileti, 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. Connor, Mrs. Boe, Mr. Sullivan and Mr. Fabbri.
3. **Approval of Minutes 6/6/13:** Motion by Mrs. Boe, 2nd by Mr. Fabbri to accept the minutes from 6/6/13. Motion carried unanimously.

Motion by Mr. Trivella, 2nd by Mrs. Boe to add Daniel Johnson for Franklin Products, 153 Water Street, new entrance and Alexander P. Donovan for Preservation of Affordable Housing, Inc, Torrington West Apartments, 356 Torrington West Street, Community Room addition. Motion carried unanimously.

4. **New Business:**

- a. Applicant: Borghesi Building and Engineering Co., Inc.
Location: 37 Technology Park Drive
Proposal: 18,900 sq. ft. addition to Whitman Robotics

Rob Blanchette, Project Engineer, Borghesi Building and Engineering Co., Inc., was present on behalf of Whitman Robotics who are planning an 18,900 sq. ft. addition at the rear of their existing building. The building was designed originally with expansion in mind. Mr. Banchette indicated they would use the same exterior materials to match the existing building, cement block and grey metal panels, material samples were shown. A portion of the addition will be higher than the existing building to accommodate the interior bridge crane.

Motion Mrs. Boe, 2nd Mr. Trivella, to make a favorable recommendation to the PZC as submitted. The motion carried unanimously.

- b. Applicant: Daniel B. Johnson
Location: 153 Water Street
Proposal: New entry, Franklin Products

Daniel B. Johnson, Watershed Studio Architecture was present along with Bruce Swarmly, Franklin Products, to discuss a new entryway addition to Building "B" at 153 Water Street. The existing shed entrance will be replaced with a handicapped accessible glass entryway addition. They will lose 1 or 2 parking spaces with the addition. New windows are to be added as well. Photos of the existing building were shown along with photos of replacement window that have ready been installed. Additionally, new insulated stucco panels will be installed. The Committee recommended that any new signage include the street address and possibly the web site address.

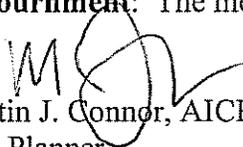
Motion Mrs. Boe, 2nd Mr. Sullivan, to make a favorable recommendation to the PZC on the project with the recommendation that the address to the building be added to any new signage. The motion carried unanimously.

- c. Applicant: Alexander P. Donovan
Location: Tarringford West Apartments, 356 Tarringford West Street
Proposal: 800 sq. ft. Community Room addition

Alexander P. Donovan, The Architectural Team, Inc., was present for Preservation of Affordable Housing, Inc, owners, Tarringford West Apartments, 356 Tarringford West Street, who are proposing an 800 sq. ft. addition to the existing Community Room at the rear of the building. The new addition is designed to match the existing building but will utilize more durable siding and trim, cement board and PVC trim. New vinyl replacement windows will replace the existing wood windows. The shutters currently existing on some of the windows will not be replaced. A new roof using architectural shingles, same color as the existing roof is also proposed. The overall project involves a moderate rehabilitation of 79 existing one bedroom apartment units and accessory spaces. Changes involve new kitchen cabinets, painting, carpeting and lighting.

Motion Mrs. Boe, 2nd Mr. Trivella, to make a favorable recommendation to the PZC as submitted. The motion carried unanimously

- 5. **Adjournment:** The meeting adjourned at 5:55 p.m.


Martin J. Connor, AICP
City Planner

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