

# ARCHITECTURAL REVIEW COMMITTEE

## MINUTES

Thursday, January 7, 2016

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

Absent: Robert Mileti, Member  
Roberta Boe, Member

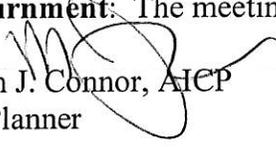
1. **Call to Order:** Mr. Trivella called the meeting to order at 5:00 p.m. in Room 324, Land Use Office, City Hall, 140 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Trivella announced present and serving were Mr. Connor, Mr. Fabbri, Mr. Bobinski and Mr. Sullivan.
3. **Approval of Minutes 12/3/15:** Motion by Mr. Fabbri, 2nd by Mr. Bobinski to accept the minutes from 12/3/15. Motion carried unanimously.
4. **New Business:**
  - a. Applicant: NJR Construction LLC  
Location: 3600 Winsted Road  
Proposal: Construct 5,200 sq. ft. contractor office and shop

Nicholas M. Mancini Jr., on behalf of NJR Construction LLC, and Michael Boe, AIA, Boe Studio Architects, were present to discuss building a contractor office and shop at 3600 Winsted Rd. The property is currently owned by NF Holdings LLC. The property is currently vacant, is 2.20 acres in size and is located in the LB Zone. The Committee reviewed plans titled, "Site Development Plan Prepared for NJR Construction LLC, 3600 Winsted Road, Torrington, Connecticut," by Jason Dismukes Consulting Engineers, dated 11/2/15, Sheets 1-2, Landscape Plan Prepared by Residential Resorts, Peter Ledda, Landscape Designer, revised 1/6/16, sheet 3 of 3, and Architectural plans titled, "New Building for NJR Construction LLC, 3600 Winsted Road, Torrington, CT," by Boe Studio Architects, dated 12-11-2014, sheet P2. The building proposed will be a metal building, pearl grey in color with royal blue trim and a silver standing seam metal roof. A grey stone veneer will be used to accent the office area below the windows on the west and south elevations. The parking lot will not be lit. The building and garage door entrances will have full cut-off wall pack fixtures. An eternally lit sign, less than 32 sq. ft. in size, will be placed over the office entrance. The Committee suggested that the front landscaping shown in an island in the State right-of-right be moved closer to the building to break up the expanse of the shop area on the west side of the building. The Committee also recommended that the area in that island be planted with low maintenance ornamental grasses. Also recommended was that the street address be placed over the office entrance. The applicant was agreeable to these recommendations.

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Motion by Mr. Sullivan, 2nd by Mr. Bobinski to make a favorable recommendation on the project to the Planning & Zoning Commission with the landscaping changes discussed and address posted above the office entrance. 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