

# ARCHITECTURAL REVIEW COMMITTEE

## MINUTES

Thursday, October 8, 2015

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

Absent: Mark Trivella, Chairman

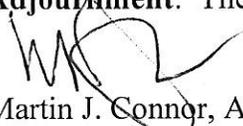
1. **Call to Order:** Mr. Connor called the meeting to order at 5:00 p.m. in Room 324, Land Use Office, City Hall, 140 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Connor announced present and serving were Mrs. Boe, and Mr. Sullivan. Mr. Fabbri, Mr. Bobinski, Mr. Mileti and Mr. Fabbri.
3. **Approval of Minutes 8/27/15:** Motion by Mrs. Boe, 2<sup>nd</sup> by Mr. Sullivan, to accept the minutes from 8/27/15. Motion carried unanimously.
4. **New Business:**
  - a. Everett Amaral for Burger King - Torrington  
Location: 451 East Main Street  
Proposal: Renovation of exterior shell of building

Everett Amaral, P.E., Amaral Associates, was present representing the owners of the Burger King at 451 East Main Street, Northeast Foods, LLC. They propose to renovate the exterior shell of the building, remodel the dining room and restrooms but no site work. The Committee reviewed plans titled, "Burger King Torrington, CT, Proposed Elevations," by Amaral Associates, dated 8/28/15. The existing blue mansard roof will be removed and replaced with new Hardi Plank siding. The existing brick will be repainted. The Committee recommended that the new Hardi Panel siding treatment wrap all around the building to screen the roof-top mechanical equipment since the building is visible from 3 streets and the property is like an "island." The Committee asked the applicant to improve the screening around the existing dumpster. Mr. Amaral was agreeable to the recommended changes and said he would send revised plans to the City Planner incorporating the recommendations. He indicated the property owner would in the future be updating the lighting and other site improvements. The Committee told the applicant they were disappointed that site improvements weren't being proposed at this time. This is a highly visible "gateway" property to Downtown Torrington. Also the Committee was hopeful the owners would find a tenant and fix up the empty corner building on the lot in the very near future. A more pedestrian friendly entrance to the building and improved landscaping was suggested in future site improvements. Motion by Mr. Sullivan, 2<sup>nd</sup> by Mrs. Boe to make a favorable recommendation on the project to the Planning & Zoning Commission. Motion carried unanimously.

- b.     Applicant:     Nadeem Khalid  
          Location:    154 South Main Street  
          Proposal:    16' x 28' addition to convenience store/gas station

Nadeem Khalid, ARK Construction and Maintenance Company, LLC, was present representing Mir Sabbir Ahmed, MSA Real Estate, LLC, to discuss a 16' x 28' addition to the currently vacant convenience store/gas station at the corner of Cook Street and South Main Street. The property is to be re-opened after the addition is built as a Vallero Gas Station. The Committee reviewed a plan titled, "Zoning Location Survey, Prepared for #154 South Main Street, Torrington, Connecticut," by Flynn & Cyr Land Surveying, LLC, dated, 9/2/15. The applicant did not have information or samples available of the materials to be used on the exterior of the addition. The Committee suggested the main building exterior be updated and improved in conjunction with the addition. It was suggested that the addition on the South side be shortened to accommodate the dumpster and the existing building be expanded on the North side as well. The Committee reviewed comments from Assistant City Engineer, Matthew Walsh, P.E., to the City Planner, dated 10/8/15, on the project that need to be addressed. The sidewalk along Cook Street needs to be replaced and driveway entrances narrowed. Landscaping improvements were suggested by the Committee. The applicant indicated he would talk with the owner about upgrading the exterior of the building, the location of the addition, dumpster location, landscaping, and addressing the comments from the Assistant City Engineer with a revised Site Development Plan. Additional information on any proposed signage for the Gas Canopies and building was requested. The Committee tabled the application and the applicant will contact the City Planner when he is ready to meet again with the Committee.

5.     **Adjournment:** The meeting adjourned at 5:31 p.m.

  
Martin J. Connor, AICP  
City Planner

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