

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, August 4, 2011

Present: Martin Connor, Member and City Planner
Mark Trivella, Chairman (arrived at 5:10 p.m.)
Roberta Boe, Member
Ed Fabbri, Member and City Engineer
Robert Miletì, Member
Absent: Gregory Perosino, Member

1. **Call to Order:** Mr. Connor called the meeting to order at 5.04 p.m. in Room 324, Land Use Office, City Hall, 104 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Connor announced present and serving were Mr. Miletì, Mrs. Boe and Mr. Fabbri.
3. **Approval of Minutes 5-19-11:** Motion by Mrs. Boe, 2nd by Mr. Miletì to approve the minutes from 5-19-11. Motion carried unanimously.
4. **New Business:**
 - a. Applicant: Clifford A. Cooper, AIA
Location: 67 South Main Street
Proposal: Architectural façade change, raised pediment to match other raised pediments at plaza. (Signage by another applicant.)

Clifford A. Cooper, AIA, representing the Torrington Plaza Shopping Center's owners, Centro Properties Group discussed his plan for an architectural façade change at the former Brooks Drugstore unit within the center. A new retail tenant, Dollar General, is planning to move into the former drugstore space and would like the increased visibility from within the center that the architectural pediment feature would give. The raised pediment would be designed to match other raised pediments within the plaza. The Committee reviewed plans titled, "Dollar General, 67 South Main St., Torrington, CT," by Clifford A. Cooper, AIA, Architecture, dated 7/8/11. The Committee suggested that the center of the raised pediment be centered between the existing columns. Mr. Cooper agreed to this change and noted it on his plan. Although Mr. Cooper isn't responsible for signage the Committee recommended that signage within the pediment be applied individual letters as is the case with other major tenants with architectural pediments rather than a backlit boxed sign. Mr. Cooper said he would pass this recommendation along to the tenant and shopping center representative. Should the new tenant follow this recommendation, another ARC Meeting on the proposed Dollar General signage will not be needed. Motion by Mrs. Boe, 2nd by Mr. Fabbri, to make a favorable recommendation to the Planning and Zoning Commission on the architectural façade change with recommendation that the center of the raised pediment be centered between the existing columns and applied individual letters be used for the Dollar General signage rather than a backlit boxed sign. Motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:25 p.m.

Martin J. Connor, AICP
City Planner

cc: ARC, PZC, Mayor, Stephanie Dunbar, Centro Properties Group & Applicant
Planning and Zoning Department