

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, August 7, 2014

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

Absent: Gregory Perosino, 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, 104 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Trivella announced present and serving were, Mr. Mileti, Mr. Sullivan, Mr. Connor and Mr. Fabbri.
3. **Approval of Minutes 7/3/14:** Motion by Mr. Mileti, 2nd by Mr. Connor, to accept the minutes from 7/3/14. Motion carried unanimously.
4. **New Business:**
 - a. Applicant: Pepin Associates, LLP for Price Chopper Supermarket
Location: 990 Torrington Street
Proposal: Alterations to existing storefront canopy design, sidewalk replacement and new building signage. New in-store Starbucks Coffee tenant, new gross square footage.

Edwin M. Pepin, AIA, was present along with representatives from the Golub Corporation to discuss alterations to existing Price Chopper storefront canopy design, sidewalk replacement and new building signage. They are also adding a new in-store Starbucks Coffee tenant, and adding a 506 sq. ft. addition in the front of the building. Representatives from the Golub Corporation, owners of Price Chopper, explained that the store is being re-branded to emphasize the freshness of their groceries and how the interior of the store will be completely remodeled and layout revamped. Mr. Pepin described the façade and sign changes and reviewed sample boards and materials with the Committee. The Committee discussed the new signage. A request was made by the Committee to add the address above the main entrance which was agreed to by the applicant. Motion by Mr. Sullivan, 2nd by Mr. Mileti, to make a favorable recommendation on the project with the provision that the address be added above the main entrance. Motion carried unanimously.

Motion by Mr. Mileti, 2nd by Mr. Fabbri, to add John Mendela, Auto World USA, LLC, new signage, 522 Winsted Road to the agenda. Motion carried unanimously.

- b. Applicant: John Mendela
Location: 522 Winsted Road
Proposal: Add signage for used car dealership

John Mendela, Auto World USA, LLC, was present to discuss new signage at the former Subaru Dealership at 522 Winsted Road. The applicant proposed 3 signs on different sides of the building. Mr. Mendela had different designs to show the Committee and the recommended Sign was Auto World USA with Pre-Owned Cars & Trucks below or separated and posted as a distinct sign. It was also suggested that the applicant use raised individual letters on the existing blue canopy. A request was made by the Committee to add the address above the main entrance which was agreed to by the applicant. Motion by Mr. Mileti, 2nd by Mr. Sullivan, to make a favorable recommendation on the signs with the provision that the building address be added above the main entrance. Motion carried unanimously.

- 5. **Adjournment:** The meeting adjourned at 6:05p.m.

Martin J. Connor, AICP
City Planner

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