

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, April 11, 2013

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

Absent: Gregory Perosino, Member
John Sullivan, 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. Mileti and Mr. Fabbri.
3. **Approval of Minutes 1/31/13:** Motion by Mr. Trivella, 2nd by Mr. Mileti to accept the minutes from 1/31/13. Motion carried unanimously.
4. **New Business:**
 - a. Applicant: Hartford Dispensary
Location: Lot 5, Commercial Blvd., (Assessor's Map 122-8-42)
Proposal: Construct one story medical building, 11,700 sq. ft. – Torrington Health and Recovery Center

Marc Borghesi, Project Engineer, Borghesi Building & Engineering Co., Inc., was present on behalf of Hartford Dispensary to discuss the proposed construction of a 11,700 sq. ft. medical building on Lot 5, Commercial Blvd., (Assessor's Map 122-8-42). The Committee reviewed the proposed elevations and floor plans titled, "Hartford Dispensary, Commercial Blvd., Torrington, CT, by Borghesi Building & Engineering Co., Inc, dated 3/20/13, Sheets A1-A2. The Committee also reviewed the proposed Landscaping & Lighting Plan, Sheet SP4, prepared by Borghesi Building & Engineering Co., Inc dated 3/20/13. Mr. Borghesi described the exterior of the building on the North, East, & West Elevations to be a tinted earth colored split-face block veneer, 4 ft. high, and a Dryvit E.F.I.S. wall system to 16'6". The Dryvit system will be two toned beige and blue colored. The windows and doors will be clear glass with bronze trim. The South elevation will be a beige colored metal wall panel. 4 pole lights are proposed for the parking lot, shoe box style, with full cut-off fixtures. Wall pack full cut-off fixtures are proposed at the building exit doors. Mr. Borghesi did not have the cut sheets for the proposed lighting fixtures or a photometrics plan available to him at this time. The Committee asked about signage. Details were not available on the size of the proposed signage. Signage above the door and a free standing sign at the road is proposed. The Committee recommended that the address be placed above the main entrance and that a monument sign containing split face block at the base to match the building be used.

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Motion Mrs. Boe, 2nd Mr. Mileti, to make a favorable recommendation to the PZC on the project with the recommendation that the building address be placed above the main entrance to the building and that the free standing sign be a monument styled sign with a split face block to match the block veneer on the building. The motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:35 p.m.

Martin J. Connor, AICP
City Planner

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