

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, April 26, 2012

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

Absent: Gregory Perosino, Member
Robert Mileti, Member
John Sullivan, Member

Call to Order: Mr. Trivella called the meeting to order at 5:07 p.m. in Room 324, Land Use Office, City Hall, 104 Main Street, Torrington, CT.

Roll Call: Mr. Trivella announced present and serving were Mr. Connor, Mr. Mileti, and Mr. Sullivan. Mr. Fabbri arrived at 5:15 pm.

Approval of Minutes 4/26/12: Motion by Mr. Connor 2nd by Mrs. Boe to accept the minutes from 4/26/12. Motion carried unanimously.

New Business:

- a. **Applicant:** Shawn Pace
 Location: 560, 574 & 576 South Main Street
 Proposal: Construct two commercial buildings

Mr. Pace requested his application be tabled in a telephone call to Mr. Connor.

- b. **Applicant:** Doug Korfel
 Location: Lot #10, 500 Technology Park Drive
 Proposal: Construct 40' x 80' commercial building

Doug Korfel, who has the property under contract, is proposing constructing a metal building to house his light manufacturing and warehouse business. The topography of the lot is such that the building will be located approximately 18 feet below the road. Mr. Korfel proposes a pre-engineered metal building from Coryle Building Systems. He presented the Committee with photos of a building similar to the one he is proposing, proposed elevations and a color chart to show the color siding doors and trim. The roof will be a gray standing seamed metal roof. He proposes a parchment colored siding with arctic white trim and doors. The address will be prominently displayed on the front of the building and free standing sign if one is used. The applicant discussed with the Committee his decision not to incorporate a masonry or stone façade on the building. Mr. Connor had encouraged him to beef up the landscaping along the road as an alternative. Kim Barbieri, CZ&WEO, assisted the applicant with a landscape plan that would work well with the topography challenges of the site. Ms. Barbieri reviewed the landscaping plan with the Committee. The applicant is free to hire his own landscape architect or gardener should he wish to revise this plan, however both he and the Committee agreed that the suggested plan

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worked well with the site and would replace the need for additional facade treatment. Motion Mr. Trivella, 2nd Mrs. Boe, to make a favorable recommendation on the proposed building.

5. **Adjournment:** The meeting adjourned at 6:10 p.m.


Martin J. Colmor, AICP
City Planner

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