

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, May 21, 2015

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

Absent: Jim Bobinski

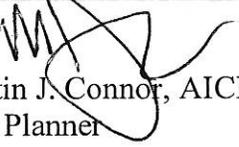
1. **Call to Order:** Mr. Trivella called the meeting to order at 5:00 p.m. in Room 324, Land Use Office, City Hall, 140 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Trivella announced present and serving were Mrs. Boe, Mr. Mileti, Mr. Connor and Mr. Fabbri. Mr. Sullivan arrived at 5:05 p.m.
3. **Approval of Minutes 5/7/15:** Motion by Mr. Mileti, 2nd by Mrs. Boe, to accept the minutes from 5/7/15. Motion carried unanimously.
4. **New Business:**
 - a. TO Design, LLC for Kelly Housing Ltd. Partnership
Location: Northside Terrace, 4 Terrace Drive
Proposal: Construct new building, site improvements to parking, walkways, landscaping, affordable housing

Mark Fisher, TO Design, LLC and Jim Healy, AIA, Quisenberry Arcari Architects, LLC, were present to discuss the construction of a new leasing building and renovation of the 6 buildings at Northside Terraces, a 92 unit affordable housing complex, formerly known as Graham Village. The plans reviewed were titled, "Northside Terraces Proposed Renovations and Upgrades, 4 Terrace Drive, Torrington, CT," by TO Design, LLC, dated 5/1/15. Mr. Healy described to the Architectural Review Committee (ARC) the new leasing building and work to the existing apartments both exterior and interior. The renovation work will consist of new kitchens, and baths, new roofing, new sidewalks and paving, mechanical upgrades, renovations for handicap accessibility and new landscaping. The new leasing office will be built slab on grade with wood frame construction. The one story building will have a cement based Hardie Plank siding system, pvc trim and vinyl windows. The roof will be peaked to match the existing buildings architecture and covered with architectural shingles. The existing front canopies, stoops and stairs for the existing buildings will be replaced. New gutters and downspouts will replace the existing. The ARC recommended that the gutters and downspouts be brown and the downspouts be attached to the building rather than to the porch columns. Mr. Fisher described the replacement walkways, driveways, parking areas and landscaping improvements. The ARC recommended new sidewalks be added on Graham Village Drive and Daley Drive in front of the property. Full cut-off LED lighting fixtures will be installed.

ARC Meeting 5/21/15

The Committee discussed painting the doors and mailboxes dark brown the same as the gutters and downspouts. It was recommended the roof vent in the new leasing building be painted the same color as the siding. It was also recommended that the applicant check with the Engineering Department regarding addresses for the units and that the addresses be properly displayed for the units and new leasing building. Motion by Mrs. Boe, 2nd by Mr. Mileti, to make a favorable recommendation on the project to the Planning & Zoning Commission with gutters, downspouts, doors and mailboxes painted dark brown, the roof vent in the new leasing building be painted the same color as the siding, new sidewalks be installed along Graham Village Drive and Daley Drive and addresses for the leasing building and apartment units be clearly marked. Motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:45 p.m.


Martin J. Connor, AICP
City Planner

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