

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, July 9, 2009

Present: Martin Connor, Member and City Planner
Roderick E. Cameron, Member
Roberta Boe, Member
Ed Fabbri, Member and City Engineer
Mark Trivella, Chairman
Kim Barbieri, CZ&WEO

Absent: Jonathan Laschever, Member
Gregory Perosino, Member
Robert Mileti, Member

1. **Call to Order:** Mark Trivella called the meeting to order at 5:00 p.m. in the City Hall, Room 206A, 140 Main Street, Torrington, CT
2. **Roll Call:** Mr. Trivella announced present and serving were Mrs. Boe, Mr. Cameron, Mr. Fabbri and Mr. Connor.
3. **Approval of Minutes:**
 - a. 6/24/09: Motion by Mr. Trivella, 2nd by Mr. Connor to approve the minutes from the 6/24/09 meeting. Motion carried unanimously.
4. **New Business:**
 - a. Site Plan #949
Applicant: Kristoffer Hall
Location: Lot 10, Technology Park Drive
Proposal: Construction of 16,000 sq ft building for landscape contractor

Kristoffer Hall was present to discuss his proposed building. The structure will be a wood framed building, T-111 siding painted green with white trim. 2 overhead garage doors will be placed in the rear of the building, west elevation. A service door will be placed on the south elevation. No windows were shown on the architectural plans. Mr. Hall said he hadn't planned for windows as he was concerned about security as most of the time the building would be unoccupied. The Committee recommended transom windows on at least the front east elevation and two side elevations, north and south. This will add architectural interest as well as supply natural light. Mr. Hall agreed to these changes.

The Committee also requested that Mr. Hall follow the recommendations regarding landscaping contained in a memo from Kim Barbieri, CZ&WEO, to the City Planner dated 7/9/09. Mr. Hall was asked to add 5 white pines to screen the detention basin to comply with the landscape buffer requirements. Mr. Hall agreed to this change as well. Motion Mr. Cameron, 2nd by Trivella to make a favorable recommendation on the plans to the Planning and Zoning Commission with the additional windows and landscaping. Motion carried unanimously.

Motion by Motion Mr. Cameron, 2nd by Trivella to add 3 additional items to the agenda, Site Plan #947, Walter Dickenson, 65 Fairmont Avenue, construct 2,400 sq ft contactor's office/storage building; Guido Molina-Crespo, 95 South Main Street, change of use to retail convenience store, former auto glass repair shop; and Northwest Connecticut Chamber of Commerce, Christopher Road, Commuter Parking Lot, construct Welcome Center using former Skee's Diner. Motion carried unanimously.

- b. Site Plan #947
 Applicant: Walter Dickenson
 Location: 65 Fairmont Avenue
 Proposal: Construct 2,400 sq ft contactor's office/storage building

Walter Dickenson was present to discuss the metal building he wishes to construct at 65 Fairmont Avenue. The building will be slate gray with white trim. Kim Barbieri had previously reviewed the landscaping and lighting plans and found them to be satisfactory. Motion Mrs. Boe, 2nd by Trivella, to make a favorable recommendation on the plans to the Planning and Zoning Commission. Motion carried unanimously.

- c. Site Plan #951
 Applicant: Guido Molina-Crespo
 Location: 95 South Main Street
 Proposal: change of use to retail convenience store, former auto glass repair shop

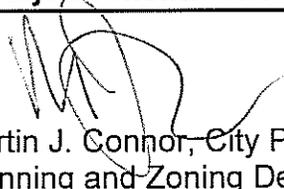
Guido & Heidi and Molina-Crespo were present to discuss the conversion of the former A-1 Auto Glass repair shop into a retail convenience store. The garage doors will be replaced with aluminum and glass to match the former office area of the repair shop. The Committee requested that they follow the recommendations regarding landscaping contained in a memo from Kim Barbieri, CZ&WEO, to the City Planner dated 7/9/09. It involves removal of the southern most driveway apron and establishment of a 10 ft wide front yard planting buffer. One street tree and 9 shrubs would be required to be planted in the buffer. The applicants indicated they would be willing to comply with the recommended landscaping. Mr. Fabbri suggested they meet on site with himself and a CT DOT representative prior to establishing the planting buffer. 1 Little Leaf Linden, 2 ½ caliper to match the street trees in the adjacent plaza and 9 Magic Carpet, Spirea, 18" in ht, #2 container, were recommended for the plantings. Motion by Mr. Cameron, 2nd by Connor, to make a favorable recommendation on the plans to the Planning and Zoning Commission with the additional landscaped planting buffer. Motion carried unanimously.

- c. Site Plan #950 & Special Exception 09-230
 Applicant: Northwest Connecticut Chamber of Commerce
 Location: 37 Christopher Road, Commuter Parking Lot
 Proposal: Construct Welcome Center using former Skee's Diner

The Committee reviewed the plans for moving the historic former Skee's Diner into the commuter lot parking lot at 37 Christopher Road. The diner will be moved to the site and placed on a new partial basement/crawlspace foundation and will be renovated in place. A toilet room addition will be added to the diner. The Committee reviewed recommendations regarding landscaping contained in a memo from Kim Barbieri, CZ&WEO, to the City Planner dated 7/9/09. She recommended that the Chamber add 2 street trees along Christopher Road.

Motion by Mr. Connor, 2nd by Mr. Fabbri, to make a favorable recommendation on the plans to the Planning and Zoning Commission with the additional 2 street trees added to the landscape plan. Motion carried unanimously.

5. Adjournment: The meeting was adjourned at 6:20 p.m.



Martin J. Connor, City Planner
Planning and Zoning Department

cc: ARC, PZC, Mayor, & Applicants