

# ARCHITECTURAL REVIEW COMMITTEE

## MINUTES

Thursday, August 22, 2013

Present: Martin Connor, Member and City Planner  
Ed Fabbri, Member and City Engineer  
Roberta Boe, Member  
John Sullivan, Member

Absent: Gregory Perosino, Member  
Robert Mileti, Member  
Mark Trivella, Chairman

1. **Call to Order:** Mr. Connor 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. Connor announced present and serving were, Mrs. Boe, Mr. Sullivan and Mr. Fabbri.
3. **Approval of Minutes 6/27/13:** Motion by Mrs. Boe, 2<sup>nd</sup> by Mr. Fabbri to accept the minutes from 6/27/13. Motion carried unanimously.

At 5:05 Mrs. Boe recused herself from the Northwest Hills Community Church application.

4. **New Business:**

a. Applicant: Northwest Hills Community Church  
Location: 132 Water Street

Proposal: Renovation of existing retail store for a proposed church use

Architect Michael Boe, AIA, Boe Studio, was present along with Pastor Scotty Nesbitt and Parishioner Ann Bussa to discuss the conversion of the retail party supplies store at 132 Water Street into a church. Mr. Boe presented plans titled Northwest Hills Community Church, Remodel and Addition, 132 Water Street, Torrington, Connecticut,” by Boe Studio, dated 8/8/12, sheets P1 & P2. Mr. Boe reviewed the interior floor plan and exterior treatments proposed. The main entrance will be from the parking lot on the west side of the building. The existing metal canopy on the building will be enclosed. The building will have an emergency door exit only on John Street. The Committee discussed the elimination of the sidewalk on John Street on the east side of the building for safety purposes. The Kelley Bus Depot shares the property and there are concerns for pedestrian safety. City Engineer, Ed Fabbri, feels it would be safer to have only the one sidewalk on the opposite side of John Street. Landscaping could replace the existing sidewalk which currently needs replacement. Mr. Connor commented on the windows proposed along Water Street. The windows are large and should there be another future conversion of the building to another use would be beneficial. A landscape plan and lighting plan has not yet been submitted. Motion Mr. Fabbri, 2<sup>nd</sup> Mr. Sullivan, to make a favorable recommendation to the PZC with the recommendation that the applicant consider eliminating the sidewalk on the east side of the building and replacing it with landscaping. The motion carried unanimously.

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At 5:25 Mrs. Boe was reseated.

5. **Adjournment:** The meeting adjourned at 5:26 p.m.

Martin J. Connor, AICP  
City Planner

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