

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, October 21, 2010

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

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

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 Mrs. Boe and serving were, Mrs. Boe and Mr. Fabbri.
3. **Approval of Minutes 9/30/10:** Motion by Mrs. Boe, 2nd by Mr. Connor to approve the minutes from 9/30/10. Motion carried unanimously.
4. **New Business:**
 - a. Applicant: Torrington Senior Living, Inc.
Location: 1058 Litchfield Street
Proposal: Construct 184,000 sq ft Congregate Care Facility

Ann Melite, NCIDQ, and Ted Cutler, AIA, LEED AP, Tecton Artictes, Inc., along with Rosemary Aldridge, LA, Insite, were present to discuss the proposed Torrington Senior Living, Inc. project at 1058 Litchfield Street. The Committee reviewed a Site Presentation Plan prepared by the Project Engineer Ken Hrica, PE, Landscape Plan prepared by Rosemary Aldridge, LA, and Building Elevations, 3D Views and Floor Plans for the proposed 184,000 sq ft building. Ms. Melite and Mr. Cutler described the proposed four-story building with traditional architecture features, cement fiber shakes, or alternate high quality vinyl, with panel and batten accents over a cultured stone base, asphalt shingled pitched roofs and conceal flat roofs with green roof garden areas. Parking areas are to be dispersed amongst landscaped beds and terraced lawns with cast stone retaining walls. A sample board was reviewed by the Committee that illustrated proposed materials and colors. If the Hardy Board cement fiber shakes become too cost prohibitive an alternate CertainTeed vinyl substitute will be used. The Committee reviewed samples of this material that has a similar look, texture and color. Ms. Aldridge described the proposed landscaping and lighting and had a board prepared that included pictures of many of the landscape plantings proposed. She also described proposed plantings providing screening in the buffer areas as well as the plantings to be planted in the courtyard area of the memory care wing, roof top gardens and green roof areas. The proposed signage at the entrance driveway was also reviewed. Motion Mrs. Boe, 2nd by Mr. Fabbri, to make a favorable report on the project to the Planning and Zoning Commission with the recommendation that the address of the property be included on the proposed sign at the driveway entrance. Motion carried unanimously.

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

Martin J. Connor, AICP, City Planner
Planning and Zoning Department

cc: ARC, PZC, Mayor, & Applicant