

# ARCHITECTURAL REVIEW COMMITTEE

## MINUTES

Thursday, May 19, 2011

Present: Martin Connor, Member and City Planner  
Mark Trivella, Chairman (arrived at 5:10 p.m.)  
Roberta Boe, Member  
Ed Fabbri, Member and City Engineer  
Absent: Gregory Perosino, Member  
Robert Mileti, Member

1. **Call to Order:** Mr. Connor called the meeting to order at 5.05 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 and Mr. Fabbri.
3. **Approval of Minutes 1-6-11:** Motion by Mrs. Boe, 2<sup>nd</sup> by Mr. Connor to approve the minutes from 3-1-11. Motion carried unanimously.
4. **New Business:**
  - a. **Special Exception 11-260 and Site Plan 1005**  
Applicant: Sohan Johnson, Johnson Gas Station  
Location: 294 South Main Street  
Proposal: 178 sq ft addition to existing gasoline sales/retail store. 10% expansion of non-conforming use.

Sohan Johnson, owner, and Bruce Gay employee were present to discuss their plans for a 178 sq ft addition to the existing building. The proposed 178 sq ft addition represents a 9.9% expansion of the existing kiosk building and canopy. This small addition will allow customers to enter the building to pay for their gas and by coffee or other retail items. Presently customers are serviced by an attendant through a window only. The applicant has submitted plans titled, "Site Plan Prepared for Johnson Gas, 294 South Main Street, Torrington, Connecticut, by Hrica Associates LLC, dated 4/6/11, revised 5/18/11, sheet SP and architectural plans titled, "Gas Station Addition, 294 South Main Street, Torrington, CT," by Atlantic Consulting & Engineering, dated 4/15/11, sheets A-10, A-2.0, S-1.0. The addition will be constructed of materials to match the existing structure, cement block and will be painted to match existing building. Windows and roofing materials to match. The Committee discussed landscaping recommended by Kim Barbieri, CZ&WEO, that has been added to the plan and removal of the existing flood light fixture in the rear of the building to be replaced with a full cut-off light fixture. Mr. Fabbri requested that the address for the property be placed over the new doorway to the building in the addition which the owner agreed to. Motion by Mrs. Boe, 2<sup>nd</sup> by Mr. Fabbri, to make a favorable recommendation to the Planning and Zoning Commission of the architectural and site development plans with the street address to be posted over the new doorway entrance to the building. Motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:35 p.m.

Martin J. Connor, AICP  
City Planner

cc: ARC, PZC, Mayor, & Applicant  
Planning and Zoning Department