

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Tuesday, July 27, 2010

Present: Martin Connor, Member and City Planner
Roberta Boe, Member
Robert Mileti, Member
Mark Trivella, Chairman

Absent: Ed Fabbri, Member and City Engineer
Gregory Perosino, Member

1. **Call to Order:** Mr. Trivella called the meeting to order at 4:30 p.m. in Room 324, Land Use office, City Hall, 104 Main Street, Torrington, CT
2. **Roll Call:** Mr. Trivella announced present and serving were Mr. Connor, Mr. Meleti and Mrs. Boe.
3. **Approval of Minutes 3/25/10:** Motion by Mrs. Boe, 2nd by Mr. Connor to approve the minutes. Motion carried unanimously.
4. **New Business:**
 - a. Site Plan #981
 - Applicant: Dennis E. Andrews, Jr.
 - Location: 847 Migeon Ave.
 - Proposal: Construct new glass repair shop, repair/sales

Dennis E. Andrews was present to discuss his proposed auto glass and glass repair shop at 847 Migeon Avenue. The property was formerly used as a miniature golf course and is located next door to Scarpelli's Restaurant. The proposed 3,360 sq ft building will have 4 garage bays and include a 12 ft x 20 ft office area. 2 of the bays will be used for storage while the other 2 bays will be used for auto glass repair. The Committee reviewed plans titled, "Property Survey – Lot Line Revision, Property of Joseph J. Scarpelli, Et Al, Migeon Avenue, Torrington, Connecticut," sheet 1 of 2, dated June, 2010, by GM2 Associates, Inc., "Site Plan Property of Joseph J. Scarpelli, 847 Migeon Avenue, Torrington, Connecticut," dated 7/8/10, sheet 2 of 2, by Robert D. Trottier, P.E., and Architectural Plans, titled, "Executive Glass, Migeon Avenue, (Route 4), Torrington, CT., Sheets A1-A2, by Borghesi Building & Engineering Inc. The building proposed will be a metal building with tinted split-face bloc with a block accent band, Artic White or Cool Sierra Tan colored Liberty "Valley Rib" metal wall panels and metal trim colored Tahoe Blue. The building will be placed sideways on the lot with the east elevation facing Route 4, Migeon Ave. The office entrance, garage bays and parking lot will be located on the north elevation and side of the lot. The Committee questioned the applicant regarding lighting and signage. The applicant has not yet decided on signage but believes he will have a free standing sign in front of the building and a sign over the office entrance. He agreed to incorporate the building's address in the free standing sign. He understands signage over 50 sq ft in size will require separate site plan and ARC Approvals. The only lighting proposed will be required lighting next to exterior doors. That lighting proposed will be full cut-off wall pack lighting.

Motion by Mrs. Boe, 2nd by Mr. Mileti, to make a favorable recommendation on the project to the Planning & Zoning Commission as presented. Motion carried unanimously.

5. Adjournment: The meeting adjourned at 4:45 p.m.

Martin J. Connor, City Planner
Planning and Zoning Department

cc: ARC, PZC, Mayor & Applicants