

# ARCHITECTURAL REVIEW COMMITTEE

## MINUTES

Thursday, July 5, 2012

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

**Absent:** Gregory Perosino, Member  
John Sullivan, Member

**Call to Order:** Mr. Trivella called the meeting to order at 5:00 p.m. in Room 304, Land Use Office, City Hall, 104 Main Street, Torrington, CT.

**Roll Call:** Mr. Trivella announced present and serving were Mr. Mileti, Mrs. Boe, Mr. Connor and Mr. Fabbri.

**Approval of Minutes 5/17/12:** Motion by Mr. Mileti, 2<sup>nd</sup> by Mrs. Boe to accept the minutes from 5/17/12. Motion carried unanimously.

Motion by Mr. Trivella, 2<sup>nd</sup> by Mr. Fabbri to add Allan Borghesi, Borghesi Building & Engineering, Inc., for Kevin Lee, 1875 East Main, construct retail building, ice cream shop, 1,350 sq. ft. Motion carried unanimously.

### **New Business:**

- a. Applicant: Allan Borghesi, Borghesi Building & Engineering, Inc., for Kevin Lee  
Location: 1875 East Main Street  
Proposal: Construct retail building, ice cream shop, 1,350 sq. ft.

Allan Borghesi, Borghesi Building & Engineering, Inc., was present for Kevin Lee who proposes to construct a retail building, 1,350 sq. ft. in size to sell ice cream. The building will be a free standing building in the southwest corner of the parking lot at the existing Fuji Shopping Center owned by Mr. Lee. The building's location is shown on a Site Plan titled, "Kevin Lee, 1891 East Main Street (US RTE 202), Torrington, CT," by Borghesi Building & Engineering Co., Inc., dated 6-28-12, sheets SP1 & SP2. The Architectural Plans submitted are titled, "Kevin Lee Retail Store, East Main Street, Torrington, CT," by Borghesi Building & Engineering Co., Inc., dated 6-26-12, sheet A2. Mr. Borghesi explained the building will have "Hardie" clapboard siding, Navajo Beige & Artic White colors with dark red awnings and roof trim. The parapet will conceal the heating and cooling equipment. Mr. Borghesi agreed to prominently display the street address on the building. Existing plant material will be relocated. Motion Mrs. Boe, 2<sup>nd</sup> Mr. Trivella, to make a favorable recommendation on the proposed building as submitted. The motion carried unanimously.

- b. Applicant: Hocon Gas, Inc.  
Location: 106 Harris Drive  
Proposal: Construct two storage buildings at existing bulk propane facility

Todd Parsons, P.E., Lenard Engineering, Inc., was present along with Frank Loyot, Hocon Gas, Inc., to discuss construction of two storage buildings at the existing bulk propane facility at 106 Harris Drive. The buildings will be metal buildings, green in color with white garage doors. They will be located on the property as shown on a site plan, titled, "Hocon Gas, INC, Propane Storage Facility, 106 Harris Drive, Torrington, Connecticut," dated June, 2012, by Lenard Engineering, Inc., sheets cover & 1-3. Also reviewed were Architectural Plans titled, "Hocon Gas, Harris Road, Torrington, Connecticut," Sheet A-1 Floor Plans dated 5-20-12 and Sheet A-2 Building Elevations, by Northeast Consulting, LLC. The 1<sup>st</sup> building will be heated with a small office and bathroom facilities. The 2<sup>nd</sup> building will have electricity but no heat. Motion Mr. Boe 2<sup>nd</sup> Mr. Trivella, to make a favorable recommendation on the proposed building as submitted. The motion carried unanimously.

- 5. **Adjournment:** The meeting adjourned at 5:19 p.m.

Martin J. Connor, AICP  
City Planner

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