

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, August 13, 2009

Present: Martin Connor, Member and City Planner
Roderick E. Cameron, Member
Roberta Boe, Member
Mark Trivella, Chairman
Robert Mileti, Member
Kim Barbieri, CZ&WEO

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

1. **Call to Order:** Mark Trivella called the meeting to order at 5:15 p.m. in the Temporary City Hall, 59 Field Street, Torrington, CT
2. **Roll Call:** Mr. Trivella announced present and serving were Mrs. Boe, Mr. Cameron, Mr. Mileti and Mr. Connor.
3. **Approval of Minutes:** 7/9/09: Motion by Mr. Connor, 2nd by Mr. Cameron to accept the minutes from the 7/9/09 meeting with a correction on the meeting place, to "Temporary City Hall, 59 Field Street, Torrington, CT." Motion carried unanimously.
4. **New Business:**
 - a. Site Plan #952
Applicant: Taco Bell of America, Inc., c/o Bharat Parikh
Location: 1795 East Main Street
Proposal: Proposed 2,600 sq ft Taco Bell restaurant, 50 seats, derive through window

Huseyin Sevincgil, P.E., MHF Design Consultants, Inc., representing Taco Bell of America, Inc., was present to discuss the proposed building, landscaping and lighting for a new restaurant at 1795 East Main Street. Plans reviewed were titled, "Site Development Plans, Proposed Taco Bell Restaurant, Assessors Map 247 Block 2 Parcels 17, 18, & 19, 1795 East Main Street, Torrington, Connecticut," sheets 1-13, 1 of 1 Lighting Plan, 1 of 2 Exterior Elevations, 2 of 2 Exterior Elevations and 1 of 1 CT DOT Construction Details, dated 7/14/09.

Mr. Sevincgil reviewed the proposed landscaping and landscape buffer area with the Committee. A proposed 6 foot stockade fence is shown for a portion of the required 25 ft buffer area on the north side. The Committee discussed the need for additional landscape screening on this north side adjacent to the R-15S residential Zone including adding both additional fencing and additional plantings. The Committee would like to see the fence extended further along the property line until it intersects with the wetlands. The stockade style fence was not felt to be appropriate for this commercial application. Other fencing options were encouraged, board on board, stockade minus pickets with a decorative element on top, etc. The Committee also requested that Mr.

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Sevincgil follow the recommendations regarding landscaping & lighting contained in a memo from Kim Barbieri, CZ&WEO, to the City Planner dated 7/24/09. The lighting plan needs to be modified so as to meet the Regulations. The plans show a 5 ft bituminous concrete sidewalk along East Main Street. The Committee felt that the bituminous sidewalk should be changed to a concrete sidewalk as required by City of Torrington Engineering Department City Standards. The concrete sidewalk is in keeping with recent projects along East Main Street as well.

Mr. Sevincgil reviewed the proposed elevations for the new building. The Committee reviewed the proposed materials to be used and colors. Proposed signage was reviewed as well. The Committee recommended that the street address be added to the building and signs for 911 purposes. The Committee confirmed that no roof top lighting is proposed.

Motion Mrs. Boe, 2nd by Trivella to make a favorable recommendation on the plans to the Planning and Zoning Commission with the bituminous sidewalk changed to a concrete sidewalk, the proposed fencing on the north side of the property extended and style changed from stockade, additional landscape buffer plantings, and the building address added to the two proposed freestanding signs and building. Motion carried unanimously.

5. Adjournment: The meeting adjourned at 5:37 p.m.

Martin J. Connor, City Planner
Planning and Zoning Department

cc: ARC, PZC, Mayor & Applicant