

**CITY OF TORRINGTON
ARCHITECTURAL REVIEW COMMITTEE
MINUTES
April 6, 2023**

Present: Marc Trivella, Chair
John Sullivan, Member
Jeremy Leifert, Member
Paul Kundzins, Member

Absent: Robert Mileti
Alan Diulio
Diane Carroll

1. Call to Order:

Chair Marc Trivella called the meeting to order at 5:02 p.m.; City Hall, Conference Room 215, 2nd floor, 140 Main Street, Torrington, CT. The meeting was also held via zoom.

2. Roll Call:

Chair Marc Trivella announced Committee members present in person and serving are John Sullivan, Jeremy Leifert and Marc Trivella. Serving via zoom is member Paul Kundzins.

3. Approval of Minutes:

a. 3/16/23

MOTION by Mr. Sullivan to approve the 3/16/23 minutes, seconded by Mr. Trivella, motion carried with Mr. Kundzins abstaining from voting.

4. New Business:

a. Applicant: Borghesi Building
Location: 2033 East Main Street
Proposal: Renovate and construct two new additions to existing car dealership (630 sq. ft. and 1,920 sq. ft.)

Marc Borghesi of Borghesi Building, East Main Street, Torrington, CT appeared and presented plans of the current building, and plans/drawings of the proposed renovations. Jeep business will be split off and conducted on one side of the building and Chrysler/Ram/Dodge business will be conducted on the other side. Mr. Borghesi noted on the drawings where the new car delivery area is, as well as the drive through service area. Plans and drawings were reviewed that depicted the panels and proposed colors.

Mr. Leifert showed the Committee a copy of the site plan, noting a lot line revision, removal of some parking spaces, and the two building additions.

Mr. Kundzins questioned the parking layout, Mr. Borghesi showed the areas on the drawings where the handicap parking will be located. Handicap access to the building was discussed.

Mr. Kundzins noted changes being made to the front of the Chrysler building. Changes were noted and discussed including the archway. The new signage was reviewed. A “Jeep rock” will not be installed as this is considered additional signage.

Exterior lighting will be cut off lighting. Mr. Borghesi pointed to maps and drawings and noted where the new lighting will be installed.

MOTION by Mr. Trivella to make a favorable recommendation to the Planning and Zoning Commission, seconded by Mr. Kundzins, unanimously carried.

- b. Applicant: Borghesi Building
- Location: 189 East Main Street
- Proposal: New exterior siding, new roof line and trim (existing convenience store and gas station)

Marc Borghesi of Borghesi Building, East Main Street, Torrington, CT appeared and reviewed the exterior changes to be made to the Patco gas station, every ten years Patco reviews and revises their building exteriors. Plans and drawings were presented and discussed, elevations were noted on the plans. The new front building panels will be grey and white, and the trim will be white around the windows. The canopy will remain the same.

There are three lights above the door, which will stay. The parking area layout will remain the same, but will be repaved and restriped. The large propane tank on site will be removed and not reinstalled. The landscaping will remain as is.

The dumpster area was reviewed, and screened fencing around the dumpster is shown on the drawings.

MOTION by Mr. Trivella to make a favorable recommendation to the Planning and Zoning Commission, seconded by Mr. Sullivan, unanimously carried.

5. Adjournment:

MOTION by Mr. Trivella to adjourn at 5:26 p.m., seconded by Mr. Sullivan, unanimously carried.

Land Use Office
City of Torrington

