

**CITY OF TORRINGTON
ARCHITECTURAL REVIEW COMMITTEE
MINUTES
September 28, 2023**

Present: Marc Trivella, Chair
Robert Mileti, Member
Diane Carroll, Member
Jeremy Leifert, Member
Paul Kundzins, Member

Not Present: John Sullivan, Member
Alan Diulio, Member

1. Call to Order:

5:00 p.m.; Attendance by Zoom or in-person at City Hall, Room 224, Second Floor, 140 Main Street, Torrington, CT

2. Roll Call:

Present and serving on the Committee were Marc Trivella, Chair, Robert Mileti, Diane Carroll, Jeremy Leifert and Paul Kundzins via zoom.

3. Approval of Minutes:

a. 9/14/23

Tabled until the next Architectural Review Committee meeting.

4. Old Business:

a. Applicant: J.P. Morgan Chase
Location: 1858 East Main Street
Proposal: New 3,300 sq. ft. commercial banking center with drive-up ATM.

Appearing representing the applicant were Ken Hrica, PE; Hrica Associates LLC; Litchfield, CT and Mike Boe, Architect; Boe Studios, Torrington, CT. Richard Borcas appeared via zoom representing the applicant.

Mr. Hrica reviewed the landscaping plan, all native plants are being used, a mix of trees, grasses and perennials. Details of the landscaping plan were discussed, and a seed mix will be used near the highway.

Mr. Hrica reviewed the open space area. There is wording in the deed that says no cutting of trees, and that will have to be worked with.

Mr. Leifert stated Nate Nardi-Cyrus, Assistant City Planner, will work with Mr. Hrica, Mr. Boe and the applicants on the landscaping plans.

Mr. Hrica reviewed the full cut off LED lighting, referring to site maps and product detail sheets.

Ingress and egress changes and new sidewalks were reviewed by Mr. Hrica, referring to site maps.

Exterior views of the Chase bank building were reviewed by the Committee.

MOTION by Mr. Mileti to approve and make a favorable recommendation on:

Applicant: J.P. Morgan Chase
Location: 1858 East Main Street
Proposal: New 3,300 sq. ft. commercial banking center with drive-up ATM.

Motion seconded by Mr. Trivella, unanimously carried.

5. New Business:

a. Applicant: C. Tarinelli, Architect
Location: 386 Winsted Road
Proposal: Refresh exterior, paint, new awning, window trim, signage for new convenience store

Mr. C. Tarinelli, Architect appeared along with the property owner. Mr. Tarinelli reviewed plans for the new retail convenience store, which was previously a furniture store. There will be new white paint, new veneer wrapping around the bottom of the building, new window trim, awning replacement, etc. referring to drawings.

Existing lights will be replaced with new lighting with cut off fixtures. The parking lot will be resurfaced. The landscaping will be maintained and spruced up.

The customer entrance and delivery entrance were discussed and drawings reviewed.

The pylon sign will be replaced, no change to size or location of the sign. Mr. Leifert noted 17 feet is the maximum height for signage in the Local Business Zone.

Ms. Carroll noted there is a residential neighborhood behind this site. Mr. Leifert advised the applicant to be aware of the screening at the rear of the property.

MOTION to Mr. Trivella to approve and make a favorable recommendation on:

Applicant: C. Tarinelli, Architect
Location: 386 Winsted Road
Proposal: Refresh exterior, paint, new awning, window trim, signage for new convenience store

Motion seconded by Mr. Mileti, unanimously carried.

Mr. Kundzins stated there should be street numbering on the building, which will be added.

- b. Applicant: Poyant Signs, Chris Ramm
 Location: 595 Winsted Road
 Proposal: Rebrand existing Dunkin with new signs, banding and drive thru
 Fixtures

Chris Ramm of Poyant Signs (and two other representatives) appeared and reviewed the exterior changes to rebrand the DD store, referring to photographs, drawings and plans.

The new orange canopy over the vestibule was noted. Mr. Ramm reviewed the new paint proposed, the paneling color change, new orange banding, and the windows will be tinted, and a new metal railing installed. The signage changes were reviewed as well, referring to drawings and plans.

Mr. Kundzins noted there is no street numbering which should be used. KFC is also advertised on the sign, and Mr. Kundzins requested the street number be placed on the building front (portions inaudible).

MOTION by Mr. Trivella to approve and make a favorable recommendation on:

- Applicant: Poyant Signs, Chris Ramm
- Location: 595 Winsted Road
- Proposal: Rebrand existing Dunkin with new signs, banding and drive thru
 Fixtures

Motion seconded by Mr. Kundzins, unanimously approved.

6. Adjournment:

MOTION by Mr. Trivella to adjourn at 5:40 p.m, seconded by Ms. Carroll, unanimously carried.

Land Use Office
City of Torrington