

# ARCHITECTURAL REVIEW COMMITTEE

Thursday, February 17, 2022

Present: Marc Trivella, Chairman  
Jeremy Leifert, AICP, Member and City Planner  
Paul Kundzins, P.E. Assistant Public Works Director/City Engineer  
Roberta Boe, Member  
Jim Bobinski, Member  
John Sullivan, Member  
Alan Diulio, Member

Absent: Robert Mileti, Member

1. **Call to Order:** Chairman Trivella called the meeting to order at 5:15 p.m. The meeting was held in the City Hall, 140 Main Street, Conference Room #224, 2<sup>nd</sup> Floor
2. **Roll Call:** All members of the commission were present for the meeting
3. **Approval of Minutes of January 20, 2022:**

**A motion was made by Mr. Kundzins and seconded by Mr. Leifert to accept the minutes of January 20, 2022. Motion passed unanimously.**

4. **New Business:**

- a. Applicant: Amy A. Samuelson, The SLAM Collaborative  
Location: 50 Major Besse Drive  
Proposal: New 309,900 square foot facility – Torrington Middle School, Torrington High School and Central Office Administration

Presenting for the SLAM Collaborative were Kemp Morhardt, Julija Singer, and Henry Withers. Mr. Morhardt went through a short presentation on the overall project, the site and the building details. Discussion took place on the traffic flows on the site. Concerns and questions were discussed on the screening of the rooftop utilities and equipment. Mr. Bobinski inquired on the arrangement of the entrances. Mr. Morhardt pointed out the entrances for the students and the separate entrances both for the school staff and the Board of Education staff. The presentation continued with the description of the exterior school renderings. The exterior consists of red brick with silver metal paneling and wood accents on the building front. SLAM staff explained that Besse Pond was used as a focal point when designing window placements. The view from the route 8 highway would generally be the red brick portions of the building. The high school section of the building was designed in a curved shape to both follow the curvature of the highway and the pond. Ms. Singer discussed the gym section of the building exterior. Exterior walls of the gym building consist of recycled concrete block material. Chairman Trivella inquired about window shading and tinting, as well as the interior and exterior of the auditorium. Discussion ensued with Ms. Singer and Mr. Morhardt of SLAM on the auditorium design. Discussion also took place on the use and landscaping design of the courtyard between the two school buildings. The overall landscaping plan is still in design, so the committee will need to schedule an additional meeting for landscaping review. The committee briefly discussed the property address markings for the buildings. Mr. Leifert suggested that the buildings be marked with the street number but the address should also be included near the public street in a visible location since the building is set far back from the road. Potential use of the roof of the building for solar was also discussed.

The committee agreed to table discussion on the overall landscaping plan for the property and the school courtyard area to a future meeting. The committee and SLAM staff agreed on Thursday, March 17 for the follow up meeting date.

Motion by Ms. Boe, 2<sup>nd</sup> by Mr. Sullivan to make a favorable recommendation on the project design to the Planning & Zoning Commission, excluding the landscaping plan. Motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 6:09 p.m.  
Jeremy Leifert, AICP  
City Planner

cc: ARC, PZC, Mayor, Applicants