

ARCHITECTURAL REVIEW COMMITTEE

Thursday, November 10, 2022

Present: Jeremy Leifert, Member and City Planner
Paul Kundzins, Member and City Engineer
John Sullivan, Member
Alan Diulio, Member
Robert Mileti, Member

Absent: Marc Trivella, Jim Bobinski, Roberta Boe

1. **Call to Order:** Commissioner Leifert called the meeting to order at 5:03 p.m. The meeting was held in the City Hall, 140 Main Street, Conference Room #215, 2nd Floor
2. **Roll Call:** Members present were City Planner Jeremy Leifert, City Engineer Paul Kundzins, Alan Diulio, Robert Mileti and John Sullivan. Mike Boe, Architect, Jason Dismukes, Engineer, and Tony Mahmood of Alam Realty were present to represent the application on the agenda.
3. **Approval of Minutes of May 19, 2022:**

- a. **May 19, 2022**

A motion was made by commissioner Mileti and seconded by commissioner Diulio to accept the meeting minutes of May 19, 2022 as presented. Motion passed unanimously.

- b. **October 20, 2022:**

A motion was made by commissioner Mileti and seconded by commissioner Diulio to accept the meeting minutes of October 20, 2022 as presented. Motion passed unanimously.

4. **New Business:**

- a. Applicant: Tony Mahmood – Alam Realty, Inc.
Location: 861 New Harwinton Road
Proposal: Site improvements, new roof shingles, plank siding, new gas pumps, canopy over pumps, new signage at building and pylon signage, and landscaping for new gasoline sales

Mike Boe, project Architect and Jason Dismukes, project engineer presented the proposed project to the Committee. The building exterior improvements include brown timberline shingles on the roof and new brown siding. Typical Gulf express yellow and blue signage will replace the existing “Sam’s Mart” signage on the building. The proposed gas canopy and free standing sign will have Gulf branding on the canopy in orange and blue. A new orange and white Gulf branded free standing sign will be installed. Discussion occurred on the location of the street numbering.

Mr. Boe and Mr. Dismukes presented the proposed new landscaping to be installed. City Engineer Kundzins questioned the proposed location of the landscaping within both the City and State street rights-of-way. Mr. Kundzins mentioned that he would do additional review, but they likely would not allow any trees or shrubs within the City Street ROW. The committee was generally supportive of the landscaping design, but the applicant would need to clear the proposed landscaping location in the State Road ROW (Route 4) with CT DOT.

The Committee reviewed proposed lighting and fixtures. All signage will be internal LED, including both the building, canopy exterior and free standing sign, with digital gas pricing on the free standing sign. The committee then held a brief discussion on parking lot revisions.

Commissioner Mileti made a motion for a favorable recommendation to the Planning and Zoning Commission for this application, seconded by Commissioner Sullivan. Motion passed unanimously.

5. **Adjournment:** The meeting adjourned at 5:32 p.m.

Submitted,
Jeremy Leifert, City Planner

cc: ARC, PZC, Mayor, Applicants