

**CITY OF TORRINGTON
ARCHITECTURAL REVIEW COMMITTEE
MINUTES
March 16, 2023**

Present: Marc Trivella, Chair
Robert Mileti, Member
Jeremy Leifert, Member/City Planner

Not Present: John Sullivan, Member
Alan Diulio, Member
Paul Kundzins, Member/City Engineer
Diane Carroll, Member/PZC Liaison

1. **Call to Order:** Chair Marc Trivella called the meeting to order at 5:04 p.m.; City Hall, Conference Room 311, 3rd floor, 140 Main Street, Torrington, CT

2. **Roll Call:**

Present and serving this evening are Committee members Marc Trivella, Robert Mileti and Jeremy Leifert.

3. **Approval of Minutes:**

a. 1/5/23

MOTION by Mr. Trivella to approve the January 5, 2023 minutes, seconded by Mr. Leifert, unanimously carried.

4. **New Business:**

a. Applicant: A. Secondino & Sons, Inc.
Location: 95 Grove Street and 104 Grove Street
Proposal: Change of use to educational facility and office use; construct new 8,000 sq. ft. classroom. (former church use)

Appearing representing the applicant are:

Andy Graves, Civil Engineer, BL Companies
Mr. Bongiolotti, BL Companies
Rich Carmelich, Ed Advance
Dan Secondino, A. Secondino & Sons, Inc.

Andy Graves from BL Companies presented plans for review. The building has been moved closer to the street, and since these drawings were done, Mayor Carbone has discussed a property line adjustment so that the building will be moved back again to the original position.

Egresses from classrooms were reviewed. Young children require an access from each classroom.

The condition of the existing church structure was discussed. There has been some deterioration in the parapet.

The new building will be constructed off to the side (pointing and reviewing maps) portions of discussion inaudible. The elevator will be moved. Stairs, classrooms, etc. will remain the same. Elevation details were reviewed and how they relate to egress from the building. Ceiling heights are approximately ten to eleven feet. Many existing windows will remain, and any new windows installed will be complementary to existing windows. Some of the stained glass windows were removed by the previous owner, and religious artifacts removed as well.

Mr. Carmelich explained their company position, they have several offices throughout the State of Connecticut. Their position and scope has been established by State Statute. The children attending this program will be residents of Torrington.

Street numbering of buildings was discussed, the Engineering Department issues final address numbers. 9-1-1 identification numbering was also discussed.

Mr. Leifert review the sign regulations, which will be 20 sq. ft. per sign as these sites are in a residential zone. Plans were reviewed and possible locations of signs pointed to on the site maps. Mr. Leifert noted directional signage is not counted in the square footage of allowable signage. The bell on the church has been removed by the previous owner.

Lighting plans are still being worked on and will be presented when ready.

Existing landscaping and flowering trees around the church were noted, and proposed plantings briefly discussed. Mr. Leifert indicated Assistant City Planner Nate Nardi-Cyrus will review the landscaping plan when submitted and possibly make suggestions to incorporate native plantings.

MOTION by Mr. Trivella to approve the plans as presented, seconded by Mr. Mileti, unanimously carried.

5. **Adjournment:**

Chair Trivella adjourned the meeting at 5:32 p.m.

Land Use Office
City of Torrington