

ARCHITECTURAL REVIEW COMMITTEE

Thursday, September 7, 2017

Present: Ed Fabbri, Member and City Engineer
Mark Trivella, Chairman
Martin Connor, Member and City Planner
Absent: Robert Mileti, Member
John Sullivan
Jim Bobinski, Member
Roberta Boe, Member

1. **Call to Order:** Mr. Trivella called the meeting to order at 5:04 p.m. in Room 324, Land Use Office, City Hall, 140 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Trivella announced present and serving were Mr. Fabbri and Mr. Connor.
3. **Approval of Minutes 9/7/17:** Motion by Mr. Connor to accept the minutes from 9/7/17. 2nd by Mr. Fabbri, all in favor. Motion carried.
4. **New Business:**
 - a. Applicant: Peter T. Ricci, Arkitecture Plus LLC
Location: 683 Main Street
Proposal: Façade updates, signage. Laundromat relocating into vacant space (previous restaurant.)

Peter T. Ricci, Arkitecture Plus LLC, was present to discuss the Laundromat relocation into the former Chinese Restaurant space next to Ocean State Job Lots. The move is necessitated by Town Fair Tire's expansion into their existing space in the shopping center. The expansion gives them more space and a delivery door in the rear. They will add a new plastic face on the existing box sign to advertise the Cleaners & Laundromat. The existing EFIS will be repainted, existing bronze aluminum storefront windows and doors to remain. Motion made by Mr. Fabbri, 2nd by Mr. Connor, to make a favorable recommendation on the project with the recommendation that the store's address be posted over the single entry door. Motion carried unanimously.

- b. Applicant: John Wypchoski for Town Fair Tire
Location: 705 Main Street
Proposal: Expand existing retail space into adjacent vacant 2,997 sq. ft. (former Laundromat.) Alter front façade, review additional signage.

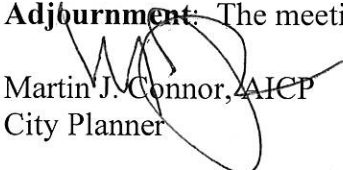
Peter T. Ricci, Arkitecture Plus LLC, was present to discuss Town Fair Tire's expansion within the existing Ocean State Job Lots Plaza. They will be expanding their current operations into the existing Laundromat next door. This additional space will allow the customer waiting area to be relocated and allow for separate restrooms for employees and customers. Additional hoists will be added and deliveries to the rear of the building can occur. The proposed East Elevation Plan prepared by Arkitecture Plus LLC for the expanded front façade and new building signage was reviewed by the Committee. New bronze aluminum storefront windows and doors are proposed.

Motion made by Mr. Fabbri, 2nd by Mr. Connor, to make a favorable recommendation on the project with the recommendation that the store's address be posted over the main entry door and under the signage on the front façade. Motion carried unanimously.

- c. Applicant: White Flower Farm
 Location: 30 Irene Street
 Proposal: Construct 30' x 144' greenhouse

The Committee reviewed a package submitted by Richard Berger, Facilities Engineer, White Flower Farm for construction of a 30' x 144' greenhouse in an existing parking lot area. Photos of the proposed greenhouse and existing site. Motion made by Mr. Fabbri, 2nd by Mr. Connor, to make a favorable recommendation on the project as submitted.

- 5. **Adjournment:** The meeting adjourned at 5:51 p.m.


Martin J. Connor, AICP
City Planner

cc: ARC, PZC, Mayor, Applicants