

**CITY OF TORRINGTON
ARCHITECTURAL REVIEW COMMITTEE
MINUTES
January 5, 2023**

Present: Marc Trivella, Chair
John Sullivan, Member
Alan Diulio, Member
Paul Kundzins, Member/City Engineer
Jeremy Leifert, Member/City Planner

Not Present: Robert Mileti, Member
Diane Carroll, PZC Liaison/Member

1. **Call to Order:** 5:00 p.m.; City Hall, Room 215, 140 Main Street,
Torrington, CT

Chair Marc Trivella called the meeting to order at 5:00 p.m.; City Hall, Room 215, 140 Main Street, Torrington, CT

2. **Roll Call:**

Present and serving on the Committee this evening are Marc Trivella, John Sullivan, Alan Diulio, Jeremy Leifert, and Paul Kundzins.

3. **Approval of Minutes:**

a. 11/10/22

MOTION by Mr. Diulio to approve the 11/10/22 minutes, seconded by Mr. Leifert, unanimously carried.

4. **New Business:**

a. Applicant: Allan Borghesi, Research Associates LLC
Location: 89 Commercial Blvd.
Proposal: 60' x 200' Steel Building for Storage

Allan Borghesi, applicant appeared before the Committee and described the parcel and site features and details, referring to site maps and drawings. Mr. Borghesi said this is a simple design suited for individual contractors, with a wall between each garage door to separate tenants.

There will be one share bathroom for all tenants with an exterior access. Each rental space will be approximately 1,500 sq. ft.

Mr. Borghesi stated this is not intended to be a manufacturing facility in response to questions from Committee members. There will be no loading docks on site. Mr. Leifert noted the size of each space, approximately 1,500 sq. ft. is suitable to small contractors.

Landscaping was discussed, referring to maps, and emphasize was placed on using plantings that maintain their greenery as much as possible, such as holly and rhododendron. Native plants and landscaping can be discussed with Nate Nardi-Cyrus, Assistant City Planner as part of the Planning and Zoning Commission application submission.

Signage, entrance area, and property address numbering was discussed. Mr. Kundzins noted Commercial Blvd. is on the list for repaving this summer.

Lighting and building colors were discussed by the Committee and Mr. Borghesi.

MOTION by Mr. Sullivan to make a favorable recommendation on the subject proposal to the Planning and Zoning Commission, seconded by Mr. Kundzins, unanimously carried.

b. Applicant: Premier Building Associates, LLC
 Location: 95 Grove Street and 104 Grove Street
 Proposal: Change of use to educational facility and office use and
 Additional new construction

Mr. Leifert stated the applicant is not prepared to present tonight, more information and plans is forthcoming. The Committee briefly discussed the current useage and buildings on site.

5. Adjournment:

MOTION by Mr. Trivella to adjourn at 5:36 p.m., seconded by Mr. Leifert, unanimously carried.

Land Use Office
City of Torrington