

ARCHITECTURAL REVIEW COMMITTEE

Thursday, August 6, 2020

Present: Mark Trivella, Chairman
Paul Kundzins, P.E. Assistant Public Works Director/City Engineer
Martin Connor, Member and City Planner

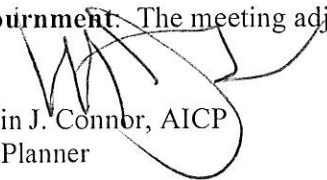
Absent: Roberta Boe, Member
Jim Bobinski, Member
Robert Mileti, Member
Alan Diulio, Member
John Sullivan, Member

1. **Call to Order:** Mr. Trivella called the meeting to order at 5:04 p.m. The meeting was held remotely using the ZOOM online meeting platform in response to the Governor's Executive Orders regarding the COVID-19 Pandemic.
2. **Roll Call:** Mr. Trivella announced present and serving were, Mr. Kundzins and Mr. Connor.
3. **Approval of Minutes 3/5/20:** Motion by Mr. Connor to accept the minutes as written, 2nd by Mr. Kundzins. Motion carried unanimously.
4. **New Business:**
 - a. Applicant: Garrett Homes LLC
Location: 1313 East Main Street
Proposal: Construct new 2,288 sq ft Chipotle Restaurant

Prior to opening the meeting, emails were received from Committee Members Diulio, Mileti and Sullivan indicating they had reviewed the ARC application review form and architectural renderings and recommended the Committee make a favorable review on the project to the Planning & Zoning Commission. Gary Eucalitto and Matt Eucalitto, Garrett Homes LLC, were present along with Architect Soren Phibbs, Lingle Design Group and Eric Zatwatski, P.E., Wayne Violette, L.A., and Jessica Bates, P.E., BL Companies. Gary Eucalitto introduced the project and turned the presentation over to the architect and engineers. Mr. Phibbs described the architecture as modern with clean lines. The architect reviewed his concept plans with the Committee and detailed the proposed building materials utilizing white & gray, E.F.I.S. panels, Corten steel panels – rustic red, and charcoal gray exterior metal rails. BL Companies personnel reviewed the lighting, landscaping and site plan specifics. The intent is to keep the two properties separate with cross easements for driveways and parking. All lighting on the building will utilize full cut-off fixtures. The parking lot lighting will utilize the same type of poles, LED lighting and fixtures as presently exist on the property at 1215 E. Main. The landscaping on both 1213 and 1215 will be complementary.

Motion by Mr. Kundzins to make a favorable recommendation on the project to the Planning & Zoning Commission, 2nd by Mr. Connor. Motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:44 p.m.


Martin J. Connor, AICP
City Planner

cc: ARC, PZC, Mayor, Applicants