

**CITY OF TORRINGTON
ARCHITECTURAL REVIEW COMMITTEE
MINUTES
September 14, 2023**

Present: Marc Trivella, Chair
Paul Kundzins, Member
Jeremy Leifert, Member
Robert Mileti, Member

Not Present: Diane Carroll, Member
John Sullivan, Member
Alan Diulio, Member

1. Call to Order:

Chair Marc Trivella called the meeting to order at 5:00 p.m.; Attendance by Zoom and in-person at City Hall Auditorium, Room 218, Second Floor, 140 Main Street, Torrington, CT

2. Roll Call:

Present are Committee members Paul Kundzins, Jeremy Leifert, Marc Trivella and Robert Mileti

3. Approval of Minutes:

a. 4/6/23

MOTION by Mr. Mileti to approve the April 6, 2023 minutes, seconded by Mr. Kundzins, unanimously carried.

4. New Business:

a. Applicant: J.P. Morgan Chase
Location: 1858 East Main Street
Proposal: New 3,300 sq. ft. commercial banking center with drive-up ATM.

Kenneth Hrica, Professional Engineer and licensed land surveyor, Litchfield, CT appeared representing the applicant, along with Michael Boe, Architect, Torrington, CT.

Mr. Hrica provided history on the bank site and the previously approval and changes that have been made over the years. The first approval was received in 2008, and in 2020 additional modifications with approvals were made to the plans. The proposed building location has been rearranged, and there is a retaining wall that separates this site area from the wetlands. The stormwater is the same location as approved in 2008. The proposed changes to the site are vehicle access and building location. The elevations remain the same.

Per Mr. Hrica, the landscaping plans and lighting plans are being worked on, and have not been received yet. There are no major changes to the landscaping plans.

Mr. Boe provided details and photographs, paper site plans were reviewed. (portions inaudible)

Mr. Hrica provided details of the roadway entrance and the changes that are proposed to this area.

Mr. Boe reviewed the elevations, Mr. Kundzins wanted to see the elevations that would be visible coming up East Main Street, in an easterly direction. It was the consensus of the Committee that much of the west elevation would not be visible due to trees and landscaping. The wetlands and conservation easement areas were noted on the site plans.

Sidewalk locations and landscaped islands were discussed and locations noted on the paper drawings, maps and photographs.

The pylon sign was reviewed, which will be visible from the right hand turn into the site. Richard Dordas and Nick Mendenhall from Core States Group appeared via zoom. In the past, a faux tower element was implemented. The three or four signs are still in development at the moment. (portions inaudible)

Mr. Leifert stated we are waiting for details on the landscaping and back portions of the building. Another Architectural Review Committee meeting has been scheduled on September 28, 2023 to continue this review.

Mr. Kundzins will provide an exact address number for this bank site.

5. Adjournment:

MOTION by Mr. Mileti to adjourn at 5:48 p.m., seconded by Mr. Kundzins, unanimously carried.

Land Use Office - City of Torrington