

# ARCHITECTURAL REVIEW COMMITTEE

Thursday, September 24, 2020

Present: John Sullivan, Member  
Paul Kundzins, P.E. Assistant Public Works Director/City Engineer  
Martin Connor, Member and City Planner  
Roberta Boe, Member

Absent: Mark Trivella, Chairman  
Jim Bobinski, Member  
Robert Mileti, Member  
Alan Diulio, Member

- 1. Call to Order:** Mr. Connor 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. Connor announced present and serving were, Mr. Kundzins, Mr. Sullivan and Mrs. Boe.
- 3. Approval of Minutes 8/6/20:** Motion by Mrs. Boe to accept the minutes as written, 2<sup>nd</sup> by Mr. Kundzins. Motion carried unanimously.

Mrs. Boe recused herself from the review of the GG Torrington LLC & SL Torrington LLC application.

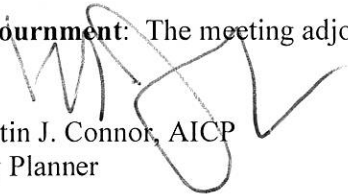
- 4. New Business:**
  - a. Applicant:** GG Torrington LLC & SL Torrington LLC  
**Location:** 1858 East Main Street  
**Proposal:** Construct new 3,200 sq ft building for future tenant  
Construct new 3,500 sq ft building for future tenant  
New Additions at front of Walmart, new addition at rear, enclose garden center & addition at rear of Petco

Prior to opening the meeting, emails were received from Committee Members Diulio & Mileti indicating they had reviewed the ARC application review forms, plans and architectural renderings and recommended the Committee make a favorable review of the project to the Planning & Zoning Commission. Project Engineer Ken Hrica, P.E., Hrica Associates LLC, reviewed the Site Development Plan and Lighting Plan with the Committee for this Torrington Fair Shopping Plaza project. Michael Boe, AIA, Boe Studios reviewed the architecture for the two new buildings and additions. The additions will mimic the architecture of the existing buildings. The two new buildings will be shell buildings suitable for retail or restaurant tenants. The new tenants will be responsible for fit out. Lisa Turoczi, Landscape Architect, Earth Tones LLC, reviewed the Landscape Plan for the project which will consist of all native plantings. Improvements to existing landscaping along East Main Street is proposed. Mr. Connor recommended Ms. Turoczi meet with Assistant Planner Jeremy Leifert on site to determine which trees and shrubs can be removed and replaced. Mr. Connor also asked Mr. Hrica consult with Ms. Turoczi in preparation of the Stormwater Maintenance plan as the proposed stormwater detention basins that are part of the project will contain plantings. Motion by Mr. Sullivan to make a favorable recommendation on the project to the Planning & Zoning Commission, 2<sup>nd</sup> by Mr. Kundzins. Motion carried unanimously.

- b. Applicant:** Plimpton & Hills Corp., Calvin Hills III  
**Location:** 790 Main Street  
**Proposal:** Construct 70' x 42' storage building for plumbing supplies

Prior to opening the meeting, emails were received from Committee Members Diulio & Mileti indicating they had reviewed the ARC application review forms, plans and architectural renderings and recommended the Committee make a favorable review of the project to the Planning & Zoning Commission. Todd Parsons, P.E., Lenard Engineering, Inc., was present to discuss the new accessory building proposed. This will be a cold storage warehouse building, electricity but no heating or air conditioning. The building will be located in the rear parking lot are at the corner of Dawes and Benham Streets. It is a pre-engineered metal "Morton" style building with a gable roof. The beige colored building with brown roof and trim will complement the existing Main Street Building. A stone veneer wainscot trim base and windows are proposed on the East Elevation facing Benham Street. The Committee suggested that the stone veneer base also be continued on the South Elevation that faces the residences on Dawes Street. Motion by Mrs. Boe to make a favorable recommendation on the project to the Planning & Zoning Commission with the addition of a stone veneer base on the Dawes Avenue elevation, 2<sup>nd</sup> by Mr. Sullivan. Motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 6:07 p.m.



Martin J. Connor, AICP  
City Planner

cc: ARC, PZC, Mayor, Applicants