

# ARCHITECTURAL REVIEW COMMITTEE

Thursday, August 12, 2021

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

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

1. **Call to Order:** Mr. Trivella called the meeting to order at 5:02 p.m. The meeting was held in the City Hall, 140 Main Street, Land Use Office, Room 324.
2. **Roll Call:** Mr. Trivella announced present and serving were, Mr. Connor and Mr. Kundzins.
3. **Approval of Minutes 10/1/20:** Motion by Mr. Connor to accept the minutes as written, 2<sup>nd</sup> by Mr. Trivella. Motion carried.
4. **New Business:**
  - a. Applicant: Alam Realty, Inc.  
Location: 861 New Harwinton Road  
Proposal: New gasoline sales operation, install gasoline dispensers, canopy, parking, landscaping, building façade modifications.

Architect Michael Boe, AIA, Boe Studio Architects, was present along with Project Engineer, Jason Dismukes, Dismukes, Consulting Engineers, to discuss the project with the Committee and review the Site Development Plan and Architectural Plans. The exterior of the existing convenience store will be remodeled, two new gas pumps and a canopy will be added to the existing parking lot. The existing wood siding on the front façade of building, south elevation, will be updated with (Hardiboard) tan Cobble Stone siding with white trim. Soffit and fascia boards will be replaced. The existing roofing will be replaced with GAF architectural shingles, Bark Wood brown. The gas sold will be Gulf brand and the convenience store will be rebranded from Sam's Food Stores to Gulf Express. The Committee reviewed plans titled, "S+E and Landscaping Plan, Prepared for Sam's Mart, 861 New Harwinton Road (CT RTE #4), Torrington, Connecticut," by Jason Dismukes, Consulting Engineers, dated 6/21/21 revised 8/11/21, sheet, C6. Architectural Plans and elevations reviewed were titled, "Exterior Remodel and New Canopy at Gas Pumps, 861 New Hawinton Road, Torrington, CT, for Alam Realty, LLC," By Boe Studio Architects, Sheets P1-P4 & EX1-2 dated 6/21/21 and Gulf Express signage package set dated 6/21/21. The Committee suggested that the free standing sign include the address of the property. The Committee verified that the LED Sign only contained price information and did not scroll messages. Motion by Mr. Trivella, 2<sup>nd</sup> by Mr. Kundzins to make a favorable recommendation on the project to the Planning & Zoning Commission. Motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:32 p.m.

Martin J. Connor, AICP  
City Planner

cc: ARC, PZC, Mayor, Applicants