

ARCHITECTURAL REVIEW COMMITTEE

Thursday, November 17, 2016

Present: Mark Trivella, Chairman
Jim Bobinski, Member
Ed Fabbri, Member and City Engineer
Roberta Boe, Member
Martin Connor, Member and City Planner

Absent: Robert Mileti, Member
John Sullivan

1. **Call to Order:** Mr. Trivella called the meeting to order at 5:00 p.m. in Room 324, Land Use Office, City Hall, 140 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Trivella announced present and serving were Mr. Connor, Mr. Fabbri, Mrs. Boe and Mr. Bobinski.
3. **Approval of Minutes 9/29/16:** Motion by Mrs. Boe to accept the minutes from 9/29/16. 2nd by Mr. Bobinski, all in favor. Motion carried.
4. **New Business:**
 - a. Applicant: Torrington Toyota
Location: 1472 East Main Street
Proposal: Building and parking additions

Robert Blanchette, Project Manager, Borghesi Building & Engineering, Co. Inc., was present along with Dennis McMorrow, P.E., Berkshire Engineering & Surveying, LLC, to discuss a 6,632 sq. ft. addition to the rear of the auto dealership, additional parking, lighting and landscaping. Also discussed was a future stand-alone accessory building in the rear of the property that is not part of the pending Site Plan application before the Planning & Zoning Commission but has been accounted for in the site design for stormwater quality and treatment. Both the building addition and future building will match the architecture and materials used in the recently renovated front building. Plans reviewed were titled, "Site Development Plans Prepared for Torrington Toyota, 1472 East Main Street, Torrington, Connecticut," dated October 12, 2016, by Berkshire Engineering & Surveying, LLC, Sheets EC1, S1, E1, D1-D2; and landscape, lighting and Architectural Plans titled, "Torrington Toyota Addition, #1472 East Main Street, Torrington, CT," dated 10/21/16 revised thru 11/2/16, by Borghesi Building & Engineering, Co. Inc., sheets SP1, PS, and A1. Mr. Fabbri indicated the future building in the rear would be assigned a separate address from the main building. Motion made by Mr. Bobinski, 2nd by Mrs. Boe, to make a favorable recommendation on the project as presented to the Planning & Zoning Commission. Motion carried unanimously.

- b. Applicant: Preservation of Affordable Housing, Inc. (POAH)
Location: 380 Torrington West Street
Proposal: New apartment building, 62 units, affordable housing complex

Cory Fellows, Project Manager, POAH, and Christopher J. Novelli, AIA, NCARM Architect, Studio One, Inc., were present along with Todd Parsons, P.E.,

to discuss construction of a new 86,890 Sq. ft., 62-unit apartment building. The applicant had previously received approval for a 65-unit affordable senior housing complex, associated parking and community building from the Planning & Zoning Commission October 22, 2014. The ARC reviewed the project at their August 28, 2014 meeting and made a favorable recommendation to the PZC. POAH was unable to get funding for a senior only affordable housing complex. They have redesigned the previously approved building on the same footprint and have added additional parking. In order to add some additional two and three bedroom units they have added an additional floor. The exterior design, materials, remain basically the same as the previously approved building's design. This "open housing" design with no age restrictions, will operate independently from the Toringford West Apartment complex also owned by POAH next door. This building has been designed as a "net zero" building. They are planning to use roof mounted photovoltaic panels to save energy and plan to use fiber cement siding/shingles for durability. Asphalt roof shingles are planned in conjunction with the photovoltaic panels. A separate community building is not proposed with this project. Community room space will be incorporated within the building.

The ARC reviewed plans titled, "Toringford Terrace, Preservation of Affordable Housing, Inc., 370-390 Toringford West Street, Toringford West Street, Torrington, Connecticut," by Lenard Engineering, Inc., dated September 27, 2016, sheets S-1 – S-2, C-1 – C-10; Landscaping plan titled, "Toringford Senior Housing Preservation of Affordable Housing, Inc., 370-390 Toringford West Street, Toringford West Street, Torrington, Connecticut," by Ashbaugh Design Group, dated 9/27/16; and Architectural Plans titled, "Toringford Terrace, 380 Toringford West Street, Toringford West Street, Torrington, CT," by Studio One, Inc., dated August 31, 2016. Motion made by Mrs. Boe, 2nd by Mr. Bobinski, to make a favorable recommendation on the project as presented to the Planning & Zoning Commission. Motion carried unanimously.

5. Adjournment: The meeting adjourned at 5:35 p.m.

Martin J. Connor, AICP
City Planner

cc: ARC, PZC, Mayor, Applicants