

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, February 11, 2016

Present: Mark Trivella, Chairman
Martin Connor, Member and City Planner
Ed Fabbri, Member and City Engineer
John Sullivan, Member
Robert Mileti, Member
Roberta Boe, Member

Absent: Jim Bobinski, Member

1. **Call to Order:** Mr. Connor 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. Connor announced present and serving were Mr. Mileti, Mr. Fabbri, Mrs. Boe and Mr. Sullivan.
3. **Approval of Minutes 1/17/16:** Motion by Mr. Mileti, 2nd by Mr. Mr. Fabbri to accept the minutes from 1/7/16. Motion carried unanimously.

Mr. Trivella arrived at 5:06 p.m.

4. **New Business:**
 - a. Applicant: Keystone Place at Newbury Brook
(formerly Torrington Senior Living)
Location: 1058 Litchfield Street
Proposal: Reduction in building size, changes to parking plan to previously approved plan

Kenneth Hrica, P.E., Hrica Associates, was present to discuss site development and architectural changes to the previously approved changes to the formerly approved Torrington Senior Living project. Mr. Hrica reviewed changes which involved a reduction in building size, changes to parking plan and architecture. He reviewed the revised Site Plan titled, "Keystone Place at Newbury Brook, 1058 Litchfield Street, Torrington, Connecticut," by Hrica Associates and Architectural Plans titled "Senior Housing Community, Torrington, Connecticut," by Gori & Associates Architects. Mr. Hrica discussed the proposed colors and materials proposed for the building. A sample board showed the proposed stone, a roofing sample showed the architectural shingles to be used and samples of the siding were reviewed and discussed. The Committee suggested the address for the property be added on the monument sign at Litchfield Motion by Mrs. Boe, 2nd by Mr. Sullivan, to make a favorable recommendation on the project to the Planning & Zoning Commission with the address to the property included on the proposed monument sign and directory signage included within the internal driveway. Motion carried unanimously.

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- b. Applicant: Panera Bread LLC, Dean Denardi
 Location: 1902 East Main Street
 Proposal: Addition of a 390 sq. ft. drive thru to existing building

Steven Maloney, P.E., Core States Group, was present on behalf of Panera Bread to discuss a 390 sq. ft. addition to the rear of the building to allow for a new drive thru. The new addition will match the existing EFIS and block material, texture and color. In addition an awning will be installed over the new drive thru pickup window that will match the existing awnings. The Committee reviewed the Site Plan, signage and awning details for the project. Questions about traffic circulation were asked and a suggestion was made regarding elimination of a parking space. Motion by Mr. Sullivan, 2nd by Mr. Fabbri, to make a favorable recommendation on the architecture and signage on the project to the Planning & Zoning Commission. Motion carried unanimously.

- 5. **Adjournment:** The meeting adjourned at 5:40 p.m.

Martin J. Connor, AICP
City Planner

cc: ARC, PZC, Mayor, Applicants, Planning and Zoning Commission