

# ARCHITECTURAL REVIEW COMMITTEE

Thursday, August 25, 2016

Present: Mark Trivella, Chairman  
Ed Fabbri, Member and City Engineer  
Martin Connor, Member and City Planner

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

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 and Mr. Fabbri.
3. **Approval of Minutes 7/28/16:** Motion by Mr. Connor to accept the minutes from 7/28/16. 2<sup>nd</sup> by Mr. Fabbri, all in favor. Motion carried.
4. **New Business:**
  - a. Applicant: Peter T. Rici, A.I.A., Arkitecture Plus  
Location: 681 Main Street  
Proposal: New tenant signage, minor modification to exterior façade (former K-mart retail store.)

Peter T. Rici, A.I.A, Arkitecture Plus and Mark Swiderski, Construction Project Manager, Ocean State Job Lot, were present to discuss new tenant signage and minor modification to exterior façade of the former K-mart retail store. Ocean State Job Lot is in the process of purchasing the shopping center and will occupy approximately 50,000 sq ft of the former K-Mart Store. Work will begin immediately on the Ocean State section of the building and the remaining 50,000 sq. ft. will be brought up to code. It is expected that space will be leased in the future to at least two other tenants. The entire exterior of the former K-Mart building will be painted but fit outs for the other store fronts will be done in the future based on their requirements. The Committee reviewed plans titled, "Ocean State Job Lot, 681 Main Street, Torrington, Connecticut," Sheet A-4, dated 8/12/16, by Arkitecture Plus and Signage Drawing titled, "OSJL, 681 Main St. Torrington, CT," by American Sign, dated 8/12/16. Samples of the exterior paint colors were reviewed. The existing façade where the K-Mart sign was mounted will be modified for the Ocean State Job Lot sign. The exterior lighting will be LED, full cut-off fixtures. The Committee recommended that the street address be placed on the front glass of the entryway. Motion made by Mrs. Fabbri, 2<sup>nd</sup> by Mr. Connor, to make a favorable recommendation on the project to the Planning & Zoning Commission. Motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:20 p.m.

Martin J. Connor, AICP  
City Planner

cc: ARC, PZC, Mayor, Applicants