

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

Thursday, August 27, 2015

Present: Roberta Boe, Member
Martin Connor, Member and City Planner
Ed Fabbri, Member and City Engineer
John Sullivan, Member

Absent: Jim Bobinski
Mark Trivella, Chairman
Robert Mileti, 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 Mrs. Boe, and Mr. Sullivan. Mr. Fabbri arrived at 5:15 p.m.
3. **Approval of Minutes 5/21/15:** Motion by Mr. Connor 2nd by Mr. Sullivan, to accept the minutes from 5/21/15. Motion carried unanimously.
4. **New Business:**
 - a. Preservation of Affordable Housing (POAH)
Location: 380 Torrington West Street, Torrington Terrace
Proposal: Modifications to approved Site Plan 1136 to construct new building, site improvements to parking, walkways, landscaping, affordable housing

Christopher J. Novelli , AIA, NCARB, Architect, Studio One, Inc., was present along with Todd Parsons, P.E., Lenard Engineering. They explained the modifications to the approved plans. The changes involve elimination of the Community Building, expansion of the first floor multi-floor purpose room in the residential building, switch to a flat roof and the mounting of photovoltaic panels to be mounted onto a steel structure on top of the flat roof. The area where the Community Building was to be located will be a community garden. Motion by Mrs. Boe, 2nd by Mr. Sullivan, to make a favorable recommendation on the project to the Planning & Zoning Commission. Motion carried unanimously.

- b. Borghesi Building & Engineering Co.
Location: FuelCell 539 Technology Park Drive
Proposal: 101,092 sq. ft. addition

Marc Borghesi, Borghesi Building & Engineering Co., was present to discuss a 101,092 sq. ft. addition to FuelCell at 539 Technology Park Drive. The main entrance to the building will be changed as a result of the new addition. Additional parking will be created. The addition is designed to match the existing building's architecture using the same type of materials. Additional landscaping will be added on the residential side yard to buffer the neighboring properties. It was suggesting that the wall pack lighting on the side of the building bordering the residential district be activated by motion detectors. Mr. Fabbri suggested that the address of the building be added above the main entrance under the sign.

Motion by Mrs. Boe, 2nd by Mr. Fabbri, to make a favorable recommendation on the project to the Planning & Zoning Commission. Motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:31 p.m.

Martin J. Connor, AICP
City Planner

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