

# ARCHITECTURAL REVIEW COMMITTEE

Thursday, September 29, 2016

Present: Mark Trivella, Chairman  
Robert Mileti, Member  
Martin Connor, Member and City Planner

Absent: Ed Fabbri, Member and City Engineer  
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. Mileti.
3. **Approval of Minutes 8/25/16:** Motion by Mr. Connor to accept the minutes from 8/25/16. 2<sup>nd</sup> by Mr. Mileti, all in favor. Motion carried.
4. **New Business:**
  - a. Applicant: Gary Eucalitto, Garrett Homes LLC  
Location: 1019 East Main Street  
Proposal: demolish existing building, construct 7,225 sq. ft. auto parts retail building, associated parking, landscaping and lighting

Gary Eucalitto, Garrett Homes LLC, was present to discuss the construction of an O'Reilly Auto Parts store at 1019 East Main Street. The existing used car dealer building will be demolished. The existing curb cuts on East Main will be closed and a sidewalk added for pedestrian safety. The south and west elevations will be brick and the north and west not visible from Lisle Street or East Main Street will be block. The Committee reviewed a photo of the proto-type of the O'Reilly Auto Parts Store proposed. The proposed landscaping has been reviewed by CZ&WEO Rista Malanca, who has recommended approval as submitted. The exterior lighting will be LED, full cut-off fixtures. A free standing sign and location for it was discussed. The Committee recommended lowering the height of the free standing sign to a height no greater than 17 ft., using two poles rather than the single pole lollipop pole design and eliminating the reader board from the sign pole. The proposed wall signage was found to be acceptable provided it complies with the signage regulations. The Committee recommended that the street address be placed on the front glass of the entryway. Motion made by Mr. Mileti, 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