

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION AND
FLOOD AND EROSION CONTROL BOARD
SPECIAL MEETING MINUTES
July 27, 2011**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chairman
Doris Murphy, Member and Inland Wetlands Liaison
Greg Mele, Member
Donna Greco, Alternate
Christine Mele, Alternate

Also Present : Martin Connor, AICP, City Planner

Not Present: Greg Perosino, Member
Jim Bobinski, Alternate

1. **Call to Order:** Richard Calkins, Chairman, called the meeting to order at 7:04 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. **Attendance/Announcement by Chairman:**

Chairman announced serving this evening will be Commissioners Paul Summers, Doris Murphy, Donna Greco, Christine Mele, Greg Mele and Richard Calkins. Also present is City Planner Martin Connor.

3. **Minutes for Approval:**

- a. 2/18/09 Special Meeting Minutes - MOTION by Mr. Summers to approve the 2/18/09 minutes, seconded by Ms. Greco, motion carried with Ms. Murphy abstaining from voting.
- b. 6/22/11 Regular Meeting Minutes - MOTION by Mr. Summers to approve the 6/22/11 minutes, seconded by Mr. Mele, unanimously carried.

4. **Old Business:**

None

5. **New Business:**

- a. Flood and Erosion Control Board, Update on the Naugatuck River Clearing Project; Public Works Director Jerry Rollett, P.E.

Public Works Director Jerry Rollett appeared before the Commission with an update to the Naugatuck River Clearing Project, which is ongoing as of today. This phase is approximately 85% complete. This phase of clearing includes stump removal, removal of brush and final seeding and restoration of some areas. When this is completely, most of the northern sections of the CORPS controlled area will be cleared. South of Palmer Bridge Street still needs to be cleared now that additional funds are in the budget. Hopefully that portion will be done this fall. With the completion of all the clearing, one of the next steps would have been to assess all the structures in the river, drainage outlets, walls, features that need to be properly mapped and monitored. Fortunately the CORPS received a stimulus grant and hired a consultant about six months ago and that phase of work has been completed. All the features have been mapped, and that worked out as most of the river was cleared by then. This data will be forwarded to the City electronically. Milone and MacBroom will be brought back in, they will assess the next phases,

which includes additional construction plans to meet the CORPS requirements, which might include areas of minor restoration of the levy. It's not truly a levy system as a major embankment. The levies along the Naugatuck River systems are really anywhere from twelve inches to two feet of artificial soil on top of natural river banks. Mr. Rollett provided further details regarding the levy system, and he sees two or three more years of work before this project is completed. Once the City is recertified by the CORPS, the City can move ahead with other work such as trails by the river for the public, etc. The Commission thanked Mr. Rollett for the update/presentation.

b. Site Plan 1014

Applicant: Write Way Signs for Nutmeg Conservatory for the Arts, Inc.
Location: 58 Main Street
Proposal: Permanent Location for Banner, 64" x 157"

Mr. Connor read his memo to the Commission regarding this application.

MOTION by Mr. Mele to APPROVE Site Plan 1014

Applicant: Write Way Signs for Nutmeg Conservatory for the Arts, Inc.
Location: 58 Main Street
Proposal: Permanent Location for Banner, 64" x 157"

The Commission waives the full site plan requirements per Section 8.4.4. Motion seconded by Mr. Summers, unanimously carried.

c. Site Plan 1015

Applicant: Torrington Fire Department
Location: 899 Main Street
Proposal: Construct monument for memorial, September 11, 2001

Mr. Connor explained the proposal, brief discussion by Commission members followed. Mr. Connor read his memo to the Commission dated 7/28/11.

MOTION by Mr. Mele to APPROVE Site Plan 1015

Applicant: Torrington Fire Department
Location: 899 Main Street
Proposal: Construct monument for memorial, September 11, 2001

with the following condition:

1. The sewer lateral location shall be verified prior to construction. The monument may need to be shifted so as to not interfere with the sewer lateral.

Motion seconded by Ms. Murphy, unanimously carried.

d. Site Plan 881

Applicant: Torrington Triplets LLC
Location: Corner of East Main Street and Torrington Street
Assessor Map 144-3-33
Proposal: Time extension request for site plan approval (building pad for proposed bank)

Mr. Calkins read the applicant's letter dated July 5, 2011 requesting an extension to their site plan approval. Mr. Connor has spoken with Ms. Reinholdt of Torrington Triplets and explained the applicant's request per a new public act that has been enacted due to the poor economy which allows a longer time extension for currently approved and not built site plan projects.

Ms. Reinholdt requested the full 14 years; however the Commission was comfortable granting only nine (9) years at this time. She can return in the future and request up to five additional years.

MOTION by Mr. Mele to APPROVE Time extension request for Site Plan 881

Applicant: Torrington Triplets LLC
Location: Corner of East Main Street and Torrington Street, Assessor Map 144-3-33
Proposal: Time extension request, new expiration date of June 11, 2017 for site plan approval

MOTION seconded by Ms. Murphy, unanimously carried.

- e. Special Exception 11-262
Applicant: 52 Peck Road Assoc., LLC
Location: 52 Peck Road
Proposal: Adult day care, lower building level, 5,200 square feet, Section 3, 2.70
(Set public hearing date)

MOTION by Mr. Summers to set a public hearing date of August 24, 2011, seconded by Mr. Mele, unanimously carried

- f. Special Exception 11-263, Location Approval, and Site Plan 1016
Applicant: Robert Persechino
Location: 847 and 855 East Main Street
Proposal: Location Approval for Used Car Dealership
Special Exception, combine two lots to allow for mixed use residential and used automobile sales. Local Business Zone, Pre-existing, non-conforming two family residential use and pre-existing non-conforming single family use on site, Section 3.1, Subsection 1.10 and Section 3.1, Subsection 1.20 (Set public hearing date)

MOTION by Mr. Summers to set a public hearing date of August 24, 2011, seconded by Mr. Mele, unanimously carried.

6. Public Hearing scheduled for 7:30 p.m., July 27, 2011, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:

THIS APPLICATION HAS BEEN WITHDRAWN AND THE PUBLIC HEARING WILL NOT BE HELD:

- a. Location Approval and Site Plan 1012
Applicant: Robert Persechino
Location: 847 East Main Street and 855 East Main Street
Proposal: Used Car Dealership, Section 3.8.10 6.2

Mr. Calkins read a letter from the applicant's engineer withdrawing this application.

7. Adjournment:

MOTION by Mr. Summers to adjourn at 7:36 p.m., seconded by Mr. Mele, unanimously carried.