

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
February 17, 2016**

Present: Richard Calkins, Chairman  
Greg Mele, Vice Chair  
Paul Summers, Member  
Jon A. Sheaffer, Jr., Alternate

Also Present: Martin J. Connor, AICP; City Planner

Not Present: Donna Greco, Alternate  
Jim Bobinski, Alternate  
Greg Perosino, Alternate

**1. Call to Order:**

Chairman Richard Calkins 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 Calkins announced present and serving this evening will be Commissioners Greg Mele, Paul Summers, Jon A. Sheaffer, Jr., and Richard Calkins. Also present is City Planner Martin Connor, AICP.

Mr. Calkins announced there are three Regional Transportation Plan Forums planned; two on March 22, 2016 at the Torrington Senior Center (and one on April 7, 2016 in the new COG office in Goshen) for the Northwest Hills Council of Government's plan on transportation. Commission members are invited, and if you cannot attend, comments can be submitted on line.

Mr. Connor stated the State of Connecticut looks more and more at Regional plans, and Torrington is in there, with areas that need to be addressed such as the downtown five way intersection, Route 202, which are part of the Regional plan as well. It is important for us to participate. The Northwest Transit Facility should be promoted as well. There is talk of bringing railways back, which is important to Torrington. Mr. Connor encouraged Commission members to attend as this is important to Torrington.

Mr. Connor will provide a draft of the agenda/items to Commission members.

**3. Minutes for Approval:**

a. 1/20/16

MOTION by Mr. Summers to approve the 1/20/16 minutes, seconded by Mr. Mele, unanimously carried.

**4. Old Business:**

a. Enforcement Update

Commissioner Paul Summers met with our new Corporation Counsel Jamie LeMere. He reviewed the more involvement that has been accomplished in enforcement actions with Ms. LeMere. Ms. Malanca is working very hard on these issues as well.

**5. New Business:**

a. Site Plan 1177

Applicant: Panera, LLC; Dean DeNardi  
Location: 1902 East Main Street  
Proposal: Construct 390 square foot addition to existing Panera Bread, addition of drive thru.

MOTION by Mr. Mele to table this item, seconded by Mr. Summers, unanimously carried.

b. Special Exception 16-307

Applicant: The McCall Foundation, Inc.  
Location: 417 Prospect Street  
Proposal: Group Care Facility, 7 – 12 beds (set public hearing date)

MOTION by Mr. Mele to set a public hearing date of March 16, 2015, seconded by Mr. Summers, unanimously carried.

c. Special Exception 16-305 and Site Plan 1178

Applicant: Greenstone, LLC  
Location: 70 North Street  
Proposal: Special Exception for storage of more than 100 cubic yards of earth materials; and site plan for vehicle parking and equipment storage outside of enclosed structure (set public hearing date)

MOTION by Mr. Mele to set a public hearing date of April 27, 2015, seconded by Mr. Summers, unanimously carried.

d. Proposed Zone Change

Applicant: Chon Escobar  
Location: 23 Crestwood Road  
Proposal: Zone Change, split zone on subject property, partial Local Business and partial R10s zone. Change parcel to entirely Local Business Zone (set public hearing date)

MOTION by Mr. Mele to set a public hearing date of March 16, 2015, seconded by Mr. Summers, unanimously carried.

- e. Special Exception 16-306
  - Applicant: Christopher Wall
  - Location: 26 Prescott Street
  - Proposal: Professional Office Space in R6 zone (currently single family use)  
(Set public hearing date)

MOTION by Mr. Summers to set a public hearing date of March 16, 2015, seconded by Mr. Mele, unanimously carried.

**6. Public Hearing Scheduled for 7:30 p.m., Wednesday, March 16, 2016, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT**

- a. Zoning Regulations Amendment
  - Applicant: City of Torrington Planning and Zoning Commission
  - Proposal: Zoning Regulations, Amendments to Section 7.2,  
Flood Hazard Regulations

Passed until March 16, 2016.

**7. Adjournment:**

MOTION by Mr. Calkins to adjourn at 7:15 p.m., seconded by Mr. Summers, unanimously carried.

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Land Use Office  
City of Torrington