

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
April 13, 2016**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chair
Paul Summers, Member
Jim Bobinski, Member
Greg Perosino, Member
Jon Sheaffer, Alternate
Melanie McMillan, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Donna Greco, Alternate

1. Call to Order:

At 7:00 p.m., Chairman Richard Calkins called the meeting to order in the Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. Attendance/Announcement by Chairman:

Chairman Calkins announced present and serving on the Commission this evening will be Greg Mele, Jon Sheaffer, Paul Summers, Jim Bobinski, Melanie McMillan, Greg Perosino and Richard Calkins. Also in attendance is City Planner Martin Connor.

Mr. Connor announced the Conservation Commission has been working on putting together a worthwhile and meaningful Earth Day Celebration. There are many people involved and it will take place on Saturday, April 23, 2016 at Coe Park from 9:00 to noon, assigning spots around town for Earth Day clean up and from noon to 1:30 p.m. there will be an Earth Day picnic in the Park, and Mayor Carbone will kick off the City of Torrington Litter Prevention Campaign, which the Conservation Commission is going to sponsor. There will be many more people and more activities.

3. Minutes for Approval:

a. 3/16/16

MOTION by Mr. Summers to approve the 3/16/16 minutes, seconded by Mr. Mele, unanimously carried.

4. Old Business:

a. Enforcement Update – no new information at this time.

- b. Special Exception 16-307
Applicant: The McCall Foundation, Inc.
Location: 417 Prospect Street
Proposal: Group Care Facility, 7 – 12 beds
(public hearing is closed)

Commissioner Greg Perosino was not present at the public hearing. Mr. Perosino has met with City Staff, reviewed the file, and listened to the audio recording of the public hearing held on March 16, 2016.

All regular Commissioners present tonight were at the public hearing and will vote on the matter this evening. The Alternate Commissioners will not participate or vote on this matter.

Mr. Calkins read Corporation Counsel Jaime LaMere's memo to the Commission dated April 4, 2016.

Mr. Connor read his memo to the Commission dated March 21, 2016.

Mr. Mele noted it will be a benefit to the neighborhood to have the barn demolished. Mr. Calkins prefers to have historical structures remain.

In response to a question from Mr. Summers, Mr. Connor stated at the public hearing the applicant has agreed to install a fence on the property.

MOTION by Mr. Mele to APPROVE Special Exception 16-307

Applicant: The McCall Foundation, Inc.
Location: 417 Prospect Street
Proposal: Group Care Facility, 7-12 beds
with the following conditions and recommendation:

1. The proposed light pole for the parking area and outside lighting fixtures shall be reviewed and approved by the Zoning Enforcement Officer prior to installation.
2. A Landscape Architect or Landscape Gardner shall prepare a landscape plan to be reviewed and approved by the Zoning Enforcement Officer prior to installation of the landscaping.
3. A 6' solid board fence shall provide screening for north side of the parking area along the property line. Additional solid board fencing shall be installed in the northwest corner area of the lot where the existing dilapidated barn is to be removed.
4. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 2/16/16.
5. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated 2/16/16.

MOTION seconded by Mr. Summers, unanimously carried.

- c. Site Plan 1181
Applicant: Joselito Mateo
Location: 94 Washington Avenue, a/k/a 70 Central Avenue
Proposal: Change of Use to Grocery Store (former restaurant)

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

Mr. Joselito Mateo was present, and Mr. Connor gave him the memo from the Engineering Department outlining seven items that need to be addressed.

5. New Business:

- a. Site Plan 1185
Applicant: Chon Escobar
Location: 910 East Main Street / 23 Crestwood Road
Proposal: Outdoor dining patio at existing restaurant

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

At 7:15 p.m. Chairman Calkins called a recess prior to public hearings beginning at 7:30 p.m.

6. Public Hearings Scheduled for 7:30 p.m., Wednesday, April 13, 2016, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

- a. Location Approval and Site Plan 1183
Applicant: CAO Enterprises LLC
Location: 2101 Winsted Road
Proposal: Repairer's license, Location Approval

At 7:30 p.m. Chairman Calkins called the meeting back to order and turned the meeting to over to Vice Chairman Greg Mele, as Mr. Calkins recused himself from this portion of tonight's meeting.

Mr. Mele stated serving on the public hearing this evening will be Commissioners Paul Summers, Jim Bobinski, Melanie McMillan Jon Sheaffer, Greg Perosino, and Greg Mele. Also present is City Planner Martin Connor.

Commissioner Perosino read the legal notice which was published in the Republican American newspaper.

Attorney Michael Tansley appeared representing CAO Enterprises. Mr. Tansley presented photographs of the site and presented site details. Repair would be done on light trucks and heavy trucks.

Mr. Connor clarified the definition of Repairer's License, which does not allow for the sales of vehicles. For newer Commission members, Mr. Connor explained how this Commission acts as an arm of the State of Connecticut, for the Location Approval / public hearing for the license approval.

Mr. Connor read his memo to the Commission dated April 11, 2016.

There were no comments from the public on this application.

Mr. Tansley asked that if the proposal is approved this evening, that the K-7 form be signed as well.

Mr. Mele declared the public hearing closed at 7:40 p.m...

MOTION by Mr. Perosino to APPROVE:

Location Approval - General Repairer's license and Motor Vehicle Repair use

Applicant: CAO Enterprises LLC

Location: 2101 Winsted Road

Proposal: Repairer's license, Location Approval

Motion seconded by Mr. Summers, unanimously carried.

At 7:41 p.m. Chairman Richard Calkins returned to the Commission meeting.

b. Special Exception 16-308

Applicant: Brian Butler

Location: 478 Norfolk Road

Proposal: Construct residential addition within front yard setback

At 7:42 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Commissioners Paul Summers, Jim Bobinski, Melanie McMillan Jon Sheaffer, Greg Perosino, Greg Mele and Richard Calkins. Also present is City Planner Martin Connor.

Commissioner Mele read the legal notice which was published in the Republican American newspaper.

Brian Butler of 478 Norfolk Road appeared before the Commission. Mr. Butler distributed elevation drawings of the proposal and verified he properly posted the public hearing sign and turned in notification receipts. Mr. Butler explained his proposal for a small addition to his house, referring to site maps.

Mr. Connor explained the Special Exception process for the front yard setback.

Mr. Connor read his memo to the Commission dated April 11, 2016.

There were no comments from the public

Mr. Calkins declared the public hearing closed at 7:52 p.m.

MOTION by Mr. Mele to APPROVE Special Exception 16-308

Applicant: Brian Butler
Location: 478 Norfolk Road
Proposal: Construction residential addition within front yard setback
with the following condition/recommendation:

1. The applicant shall address the comments of WPCA Administrator Ray Drew as noted in his memo dated 3/31/16 to the City Planner.
2. It is recommended the applicant follow the advice of Fire Chief Gary Brunoli as noted in his 3/15/16 letter to Martin Connor.

MOTION seconded by Mr. Perosino, unanimously carried.

c. Zoning Regulations Amendment

Applicant: City of Torrington Planning and Zoning Commission
Proposal: Zoning Regulations, Amendments to Section 7.2,
Flood Hazard Regulations (continued from March 16, 2016)

At 7:55 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Commissioners Paul Summers, Jim Bobinski, Melanie McMillan Jon Sheaffer, Greg Perosino, Greg Mele and Richard Calkins. Also present is City Planner Martin Connor.

Commissioner Mele read the legal notice which was published in the Republican American newspaper.

Mr. Connor overviewed the proposal, Rista Malanca, the City's Inland Wetlands Enforcement Officer and Flood Plain Manager, has gone through an intensive four day training class on flood plain regulations, and during the class she had an opportunity to meet the State DEEP Rep who oversees the regulations, which were revised and proposed revisions to meet with the DEEP regulations. Changes have occurred over the years, and it is important that we follow the recommendations and our regulations are with FEMA and DEEP. It provides more clarifications, and it makes it more efficient for the City to use the regulations.

Mr. Calkins noted FEMA has updated all of Connecticut's maps, except for Litchfield County.

Mr. Connor recommended approval, as it provides better protections for the citizens of Torrington. The Regional Planning Agency agrees with the proposal, and recommends all towns in this area also update their regs.

There were no comments from the public.

At 8:00 p.m. Chairman Calkins declared the hearing closed.

MOTION by Mr. Mele to APPROVE: Zoning Regulation Amendment
Applicant: City of Torrington Planning and Zoning Commission
Proposal: Zoning Regulations, Amendments to Section 7.2, Flood
Hazard Regulations.

The Commission finds the proposal to be consistent with the City's Plan of Conservation and Development. The effective date of the regulation amendment shall be the day after publication of the legal notice of decision in the Republican American.

MOTION seconded by Mr. Perosino, unanimously carried.

7. Public Hearing Scheduled for 7:30 p.m., Wednesday, April 27, 2016, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

- a. 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

Public hearing passed to April 27, 2016.

8. Adjournment:

MOTION by Mr. Mele to adjourn at 8:01 p.m., seconded by Mr. Summers, unanimously carried.

Land Use Office
City of Torrington