

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
May 25, 2016**

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

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

Not Present: Greg Perosino, Member
Donna Greco, Alternate
Melanie McMillan

1. Call to Order:

Chairman Calkins called the meeting to order at 7:01 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, Jim Bobinski, Jon Sheaffer and Richard Calkins. Also present is City Planner Martin Connor, AICP.

3. Minutes for Approval:

a. 5/11/16

MOTION by Mr. Summers to approve the 5/11/16 minutes, seconded by Mr. Mele, motion carried, with abstentions from Mr. Calkins and Mr. Sheaffer. (*correction to note Mr. Calkins and Mr. Sheaffer abstained from voting as they were not present at the 5/11/16 meeting.*)

4. Old Business:

a. Enforcement Update

No update

b. Site Plan 1185

Applicant: Chon Escobar
Location: 910 East Main Street / 23 Crestwood Road
Proposal: Outdoor dining patio at existing restaurant

Jason Dismukes, Civil Engineer, 241 Torrington Road, Goshen, CT appeared representing the applicant. Mr. Dismukes stated the revised plan will show more of a deck area alongside the building, and in the front. The house on 23 Crestwood will be demolished. The number of parking spaces provided was reviewed.

Mr. Connor noted that Matt Walsh, Asst. City Engineer, provided an oral statement that his comments have been addressed. A Right-of-Way Driveway Permit will be required.

Mr. Dismukes reviewed the impervious surface ratios, the two lots will be combined into one lot. Pervious pavers will be used, which will reduce down to 42% the impervious ratio on the lots. Grading of 4.75% was reviewed, and the parking lot is 2%. Details of the curtain drain were provided by Mr. Dismukes in response to Commissioner's questions. Parking was discussed, as well as the solid wood fence that will be installed.

Mr. Connor reviewed that Traffic Officer Pisarski, Matt Walsh, P.E., and ZEO Rista Malanca worked with the applicant Chon Escobar to come up with a plan, and addressing staff concerns. The pervious pavement was discussed in more detail.

Mr. Connor read his memo to the Commission dated May 26, 2016.

Brief discussion followed.

MOTION by Mr. Mele to APPROVE Site Plan 1185

Applicant: Chon Escobar
Location: 910 East Main Street / 23 Crestwood Road
Proposal: Outdoor dining patio at existing restaurant

with the following conditions/recommendation:

1. The applicant shall merge the properties at 910 East Main Street & 23 Crestwood Road and proof of merger submitted to the City Planner's office.
2. A handicapped parking space shall be added to the final approved plan. The handicap parking space shall be properly striped and handicap sign installed.
3. Additional details on the proposed lighting fixtures and a detailed Landscape Plan shall be submitted to the Zoning Officer for approval prior to issuance of a Zoning Permit for the project.
4. The applicant shall obtain a Driveway Permit from the Engineering Department prior to issuance of a Zoning Permit for the project.
5. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated 5/24/16.

MOTION seconded by Paul Summers, unanimously carried.

5. New Business:

- a. Site Plan 1189
 - Applicant: Alfano Nissan
 - Location: 522 Winsted Road
 - Proposal: Renovation and 2,715 sq. ft. addition to former car dealership, for a new car dealership

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

6. Adjournment:

At 7:26 p.m., Motion by Mr. Mele to adjourn, seconded by Mr. Summers, unanimously carried.

Land Use Office
City of Torrington