

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
February 18, 2009**

Present: Richard Calkins, Chairman
Paul Summers, Vice Chairman
Greg Perosino, Member
Greg Mele, Member
James Bobinski, Alternate
Donna Greco, Alternate
Christine Mele, Alternate

Also Present: Martin Connor, AICP, City Planner

Not Present: Doris Murphy, Member and Inland Wetlands Liaison

1. **Call to Order:** Chairman Richard Calkins called the meeting to order at 8:15 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT

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

3. **Minutes for Approval:**

a. 1/14/09

MOTION by Mr. Perosino to approve the 1/14/09 minutes, seconded by Mr. Summers, unanimously carried.

6. **Public hearings scheduled for February 18, 2009, 7:30 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT**

a. Special Exception 08-217
Applicant: Simon Gonzalez
Location: 433 Main Street
Proposal: Sales of alcoholic liquor for consumption on premises, restaurant
Section 5.3.2A,C

At 8:16 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Greg Mele, Jim Bobinski, Christine Mele, Greg Perosino, Paul Summers, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor, AICP.

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

Mr. Simon Gonzalez appeared before the Commission and verified a public hearing sign was properly posted, and the certificate of mailings were in the file.

Mr. Connor read his letter to the Commission dated 2/3/09.

There were no comments from the public.

At 8:25 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Special Exception 08-217

Applicant: Simon Gonzalez
Location: 433 Main Street
Proposal: Sales of alcoholic liquor for consumption on premises, restaurant,
Section 5.3.2A, C

with the following conditions:

1. The applicant shall address the comments from WPCA Administrator Ray Drew contained in his e-mail memo to the City Planner dated 1/23/09.
2. The restaurant roof sign is lowered in order to comply with Section 5.1.6 of the Zoning Regulations.

MOTION seconded by Mr. Perosino, unanimously carried.

b. Special Exception 09-218

Applicant: Russell J. Moresi
Location: 154 Newfield Road
Proposal: Construct addition of breezeway/garage eight feet from side yard (15 feet required), Section 4.1.9

At 8:25 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Greg Mele, Jim Bobinski, Christine Mele, Greg Perosino, Paul Summers, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

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

Russell Moresi appeared before the Commission and presented his certificate of mailings and verified the public hearing sign was properly posted. Mr. Moresi presented a copy of his deed for the file.

A presentation was given by Mr. Moresi. (#3504)

There were no comments from the public.

Mr. Connor reviewed his memo to the Commission dated 1/30/09.

At 8:35 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Special Exception 09-218

Applicant: Russell J. Moresi
Location: 154 Newfield Road
Proposal: Construct addition of breezeway/garage eight feet from side yard (15 feet required), Section 4.1.9

with the following comments:

1. Per WPCA Administrator Ray Drew's e-mail to the City Planner dated 1/23/09, the owner needs to obtain a Sewer Discharge Permit (no fee) and the Tax Assessor records shall be updated to reflect the current owner before a Zoning Permit is issued.
2. Prior to obtaining a Zoning Permit, the applicant shall obtain approval from the Torrington Area Health District.

Motion seconded by Mr. Perosino, unanimously carried.

- c. Proposed Amendment to Zoning Regulations, Section 5.15.4 Free Standing Signs
Applicant: City of Torrington Planning and Zoning Commission

Chairman Calkins opened the public hearing at 8:36 p.m. and announced serving on the Commission this evening will be Greg Mele, Jim Bobinski, Christine Mele, Greg Perosino, Paul Summers, Donna Greco, and Richard Calkins. Also present is City Planner Martin Connor.

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

Mr. Connor reviewed the proposal (Tape #2, #128).

No comments from the public.

At 8:42 p.m Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Proposed amendment to the Torrington Zoning Regulations, Section 5.15.4, Free Standing Signs. The maximum height of a free standing sign shall be 17 feet.

Applicant: City of Torrington Planning and Zoning Commission

The Commission finds the proposal to be consistent with the City's Master Plan of Conservation and Development. The effective date of the regulation change shall be the day after publication of the legal notice of decision in the Republican American newspaper.
MOTION seconded by Mr. Perosino, unanimously carried.

- d. Proposed Amendments to Zoning Regulations and Subdivision Regulations, in response to Public Act 05-24
Applicant: City of Torrington Planning and Zoning Commission

At 8:44 p.m. Chairman Calkins opened the public hearing and announced serving on the Commission this evening will be Greg Mele, Jim Bobinski, Christine Mele, Greg Perosino, Paul Summers, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

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

Mr. Connor reviewed the proposal, regarding conservation easements (#340).

There were no comments from the public.

MOTION by Mr. Mele to APPROVE Proposed amendment to the Torrington Zoning Regulations and Torrington Subdivision Regulations, in response to Public Act 05-24. New Zoning Regulation Section 1.5.5 and New Subdivision Regulation Section 3.25.
Applicant: City of Torrington Planning and Zoning Commission

The Commission finds the proposal to be consistent with the City's Master Plan of Conservation and Development. The effective date of the regulation change shall be the day after publication of the legal notice of decision in the Republican American newspaper. MOTION seconded by Mr. Perosino, unanimously carried.

4. **Old Business:**

- a. Subdivision
Applicant: Dudrow Torrington LLC c/o Paragon Management Group LLC
Location: 420 Winsted Road
Proposal: Four lot Subdivision.

Chairman Calkins read a letter from the applicant's attorney Peter Herbst dated 2/12/09 withdrawing this application.

- b. Subdivision
Applicant: RJB Contracting, Ray Barbieri
Location: 459 Migeon Avenue
Proposal: Two lot subdivision

Chairman Calkins recused himself from this proposal.

Vice Chairman Paul Summers took over the meeting as this point.

Applicant Ray Barbieri appeared before the Commission and reviewed the map and plans for the proposed two lot subdivision.

Mr. Connor reviewed his memo dated 1/21/09 to the Commission (#506)

MOTION by Mr. Mele to APPROVE Subdivision

Applicant: RJB Contracting, Ray Barbieri
Location: 459 Migeon Avenue
Proposal: Two lot subdivision

with the following conditions:

1. Per Section 6.10 of the Subdivision Regulations all lot corners lots 1 and 2 shall be marked by either iron pipes or monuments, installed and their locations certified by a licensed land surveyor prior to filing the recording mylar subdivision map.
2. The applicant shall provide an AutoCAD release 14 file to the Engineering Department prior to filing a recording mylar subdivision map.
3. Per Section 3.8 of the Subdivision Regulations, prior to filing the record Subdivision Map, the applicant shall provide to the City all access, driveway maintenance, utility easements and deeds required by the subdivision plan. These easements and deeds shall be in a format acceptable to the City.
4. In accordance with Fire Chief John B. Field, Jr., recommendations contained in his 1/13/09 letter to the City Planner, it is recommended that the multiple access points to both properties be maintained at all times.

The Commission hereby grants the following waivers:

1. Waiver from providing a Subdivision Map for recording at a map scale of 1" = 40' to the 1" = 30' scale per Section 4.3.4 of the Subdivision Regulations. The map at its present scale adequately depicts the proposed lots.

2. Waiver from providing State Plan coordinates per Section 4.3.25 of the Subdivision Regulations.
3. Waiver from providing open space in accordance with Section 5.5.2 of the Subdivision Regulations.

MOTION seconded by Mr. Perosino, motion carried with Mr. Calkins not voting.

Chairman Calkins returned to the meeting room at this time.

5. New Business:

- a. Modification to Site Plan 683
Applicant: Gary Eucalitto
Location: 444 Brightwood Avenue
Proposal: Increase to 7 living units (currently six condominium units)

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

- b. Site Plan 922
Applicant: Luis Silva
Location: 249 Winsted Road
Proposal: Relocate ATM for NW Community Bank

Mr. Luis Silva appeared before the Commission and explained his proposal. (#893)

Questions were posed by Commission members and answered by Mr. Silva.

- MOTION by Mr. Mele to APPROVE Site Plan 922
- Applicant: Luis Silva
Location: 249 Winsted Road
Proposal: Relocate ATM for NW Community Bank

MOTION seconded by Mr. Perosino, unanimously carried.

- c. Resubdivision
Applicant: Don Truskauskas
Location: 275 Saw Mill Hill Road
Proposal: Two lot resubdivision (set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of March 18, 2009, motion unanimously carried.

- d. Special Exception 09-219 and Site Plan 926
Applicant: Northwest Hills Community Church
Location: 1703 B East Main Street (Assessors Map 247-1-35)
Proposal: Change of Use to Church (former OTB)
(Set public hearing)

MOTION by Mr. Perosino to set a public hearing date of March 18, 2009, seconded by Mr. Mele, unanimously carried.

- e. Site Plan 927
Applicant: Charlotte Hungerford Hospital
Location: 540 Litchfield Street
Proposal: 1552 sq. ft. addition to existing hospital

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

- f. Special Exception 09-220 and 26 Lot Resubdivision
Applicant: Montagna Estates, LLC
Location: Mountain Road, Assessor Map 232 Block 3 Lots 1 & 6
Proposal: 26 Lot Resubdivision and
Special Exception for Estate Lots served by Common Driveways
(Set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of March 18, 2009, seconded by Mr. Mele, unanimously carried.

7. **Adjournment:**

MOTION by Mr. Perosino to adjourn at 9:12 p.m., seconded by Mr. Mele, unanimously carried.