

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
May 27, 2009**

Present: Richard Calkins, Chairman  
Greg Mele, Member  
Christine Mele, Alternate  
Donna Greco, Alternate

Also Present: Martin Connor, AICP, City Planner

Not Present: Paul Summers, Vice Chairman  
Grego Perosino, Member  
Doris Murphy, Member and Inland Wetlands Liaison  
Jim Bobinski, Alternate

1. **Call to Order:** Chairman Richard Calkins called the meeting to order at 7:01 p.m., Sullivan Senior Center, Main Room, 88 East Albert Street, Torrington, CT

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

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

3. **Minutes for Approval:**

a. 5/13/09

MOTION by Mr. Mele to approve the 5/13/09 minutes, seconded by Ms. Mele, unanimously carried.

4. **Old Business:**

a. Upcoming public hearing for Optiwind  
Location: 725 Klug Hill Road  
Proposal: choose visualization sites for proposed wind turbine

Mr. Connor explained the Engineering Department has prepared a two mile radius map to show the Commission two miles from where the Klug Farm is located. Mr. Connor had discussed with Kim Barbieri and Ed Scoville possible locations, and a few suggestions have been put into a memo from Mr. Connor. These locations are important for the visualizations for the public hearing.

The first one is the Randall property on Allen Road which has a direct view of the Silo on the Klug property. For the public's information, the field near Klug Hill Road and Goshen Road, the view up from Rt. 4 would be important. Mr. Connor does not think the turbine can be seen from this location, but it is important for the public to understand that it really can't be seen. Another location is the subdivision approved off University Drive and John Brown

Road. Westside Road was also chosen, looking towards Klug Hill Farm. The largest property owner in the area is Jerry Zordan, and 232 Klug Hill Road who has been chosen, the owner has offered Optiwind to access his property which is higher than the mailbox location. Trista Jonova's property has also been chosen.

Mr. Connor explained the balloon would be flown and photographs from these sites be submitted, details were provided by a representative from Optiwind. Site features of the area were discussed. Flying the balloon this Friday is a possibility, Optiwind will keep Mr. Connor informed. Mr. Connor will advise the Commission of the date of the balloon test.

MOTION by Mr. Mele to accept these six sites that Mr. Connor has outlined in his memo to the Commission dated 5/26/09, seconded by Ms. Greco, unanimously carried.

**5. New Business:**

- a. Special Exception 09-226  
Applicant: Barbara Platt  
Location: 30 Talbot Street  
Proposal: Reduce side yard setback to 5.8' (Set public hearing date)

MOTION by Mr. Mele to set a public hearing date of June 24, 2009, seconded by Ms. Greco, unanimously carried.

**6. Public Hearings Scheduled for June 10, 2009, 7:30 p.m., Sullivan Senior Center, Shuffleboard Room, 88 East Albert Street, Torrington, CT:**

- a. Special Exception 09-224  
Applicant: Patricia Cahill  
Location: 135 Hayden Hill Road  
Proposal: Reduce side yard setback for addition to 19.5' (25' required in R25 zone)
- b. Special Exception 09-225 and Site Plan 942  
Applicant: Optiwind  
Location: 725 Klug Hill Road  
Proposal: Wind Turbine

Public hearings passed until 6/10/09.

**7. Adjournment:**

MOTION by Mr. Mele to adjourn at 7:19 p.m., seconded by Ms. Greco, motion unanimously carried.