

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
September 23, 2009**

Present: Richard Calkins, Chairman
Paul Summers, Vice Chairman
Doris Murphy, Member and Inland Wetlands Liaison
Greg Mele, Member
Greg Perosino, Member
Donna Greco, Alternate
Christine Mele, Alternate
Jim Bobinski, Alternate

Also Present: Martin Connor, AICP, City Planner

1. **Call to Order:** Chairman Rich Calkins called the meeting to order at 7:00 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 Paul Summers, Doris Murphy, Greg Mele, Greg Perosino, Donna Greco, Christine Mele, Jim Bobinski and Richard Calkins. Also present is City Planner Martin Connor.

3. **Minutes for Approval:**

a. 9/9/09

MOTION by Mr. Summers to approve the 9/9/09 minutes, seconded by Mr. Mele, motion carried with Ms. Murphy abstaining from voting.

4. **Public Hearing Scheduled for September 23, 2009, 7:00 p.m., Sullivan Senior Center, Main Room, 88 East Albert Street, Torrington, CT:**

a. Site Plan 954 and Location Approval
Applicant: David Marquis/American Motorcycle Clinic
Location: 176 East Main Street
Proposal: General Repairer's License, motorcycle repair, sales of parts and accessories

At 7:02 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Donna Greco, Christine Mele, Greg Mele, Greg Perosino, Paul Summers, Doris Murphy, Jim Bobinski and Richard Calkins. Also in attendance is City Planner Martin Connor.

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

David Marquis, 44 Butler Street, Torrington, appeared. The neighborhood notification receipts have already been submitted, and Mr. Marquis verified the public hearing sign has been posted.

Mr. Marquis gave a brief presentation. Mr. Marquis answered questions from Commission members.

Mr. Connor reviewed his memo dated 9/15/09 to the Commission.

There were no comments from the public.

At 7:14 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Site Plan 954 and Location Approval

Applicant: David Marquis/American Motorcycle Clinic

Location: 176 East Main Street

Proposal: General Repairer's License, motorcycle repair, sales of parts and accessories.

With the following condition and recommendation:

1. Per Fire Chief Jon B. Field, Jr., in his letter to the City Planner dated 9/10/09, any/all hazardous materials stored within the building will require clear identifiable markings on any of the containers. The Fire Department requests that the Fire Marshal perform an inspection for code compliance prior to the issuance of a certificate of occupancy.
2. The applicant shall address Water Pollution Control Authority Administrator Ray Drew's comments in an e-mail dated 9/16/09 to City Planner Martin Connor.

MOTION by Mr. Perosino, unanimously carried.

5. **Public Informational Meeting, Plan of Conservation and Development, September 23, 2009:**

Plan of Conservation and Development

Presentation by Planimetrics on the update of Torrington's Plan of Conservation and Development and public input.

Mr. Connor welcomed members of the audience, Commissions, Boards, City Staff, etc. Mr. Connor noted copies of the Plan of Conservation and Development are available on-line on the City's Website and in the public library, and in the Planning and Zoning Office.

Mr. Calkins read a letter from Mayor Bingham in support of the Plan of Conservation and Development. (Mr. Bingham was unable to attend due to a death in the family.)

Mr. Connor stated the City was fortunate to obtain grant money to acquire Planimetrics to help with the document. The document itself is a major collaboration between all the City Department Heads, the Planning and Zoning Commission, the Torrington Development Corporation, the Economic Development Commission, the Conservation Commission, Northwest Chamber of Commerce, and others from the public. This is a plan that had a great many people interject their comments, thoughts and ideas into it.

Jason Vincent of Planimetrics, Avon, CT, consultant, appeared and gave a detailed presentation of the proposed Plan of Conservation and Development. (Tape #1, #800)

Mr. Vincent and Mr. Connor provided more clarification regarding the Housing Section as it relates to affordable housing (or work force housing).

Comments were received from members of the audience.

Chairman Calkins thanked everyone for attending tonight's meeting and their input. This is a good plan and much progress is being made moving forward.

6. **Old Business:**

- a. Site Plan 956
Applicant: Charlotte Hungerford Hospital
Location: 200 Kennedy Drive
Proposal: 1958 sq. ft. addition to radiation/oncology building
(To be tabled until after 9/24/09 Architectural Review Committee Meeting)

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

7. New Business:

- a. Site Plan 957
Applicant: David Scarritt/Scarritt Spas and Pools
Location: 1063 East Main Street
Proposal: Change of use to retail (former restaurant) and parking lot alterations

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

- b. Special Exception 09-235 and Site Plan 958
Applicant: Tire Store Associates, LLC
Location: 33 Pythian Avenue
Proposal: Change of use to Parking Lot, Sec. 9.10
(Set public hearing date)

MOTION by Ms. Murphy to set a public hearing date of October 28, 2009, seconded by Ms. Greco, unanimously carried.

- c. Site Plan 959
Applicant: GAD, LLC
Location: 932 East Main Street
Proposal: Construct addition to existing office building, maintain existing apartment on the second floor.

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

8. Public Hearings Scheduled for October 14, 2009, 7:30 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT:

- a. Site Plan 948 and Special Exception 09-228
Applicant: AJK, LLC
Location: Winsted Road (Assessor Map 236 - 1 - 9)
Proposal: Add site to earth excavation permit of abutting parcel, scale and construction trailer. Local Business Zone
(Continued from 9/9/09)

- b. Special Exception 09-229
 - Applicant: AJK, LLC
 - Location: Winsted Road (Assessor Map 236 - 1 - 10 & 11)
 - Proposal: Earth Excavation Renewal Permit, Industrial Park Zone
(Continued from 9/9/09)

- c. Proposed Change to Zoning Regulations
 - Applicant: Laurie A. Zucca
 - Proposal: Proposed text amendment to Section 3.0, Subsection 3.1, Table of Uses, Section 4.95, Bed and Breakfast Use in the R-15s zone by Special Exception. New text, Sections 4.7.3 and 6.10.1(A), new text amendment Section 6.10.5

- d. Special Exception 09-233
 - Applicant: Ernest O. Belmont
 - Location: 135-137 Workman Avenue
 - Proposal: Extend porch roof over existing sidewalk, reduction of front yard setback from required 25' to 12.3'. Section 4.1.9

- e. Special Exception 09-234
 - Applicant: Culito, LLC (Gary Eucalitto, Jonathan Eucalitto)
 - Location: 1929 East Main Street, Suite 2
 - Proposal: Sale of alcohol liquor for consumption on premises, Sec. 5.3.2

Public hearings passed until 10/14/09.

Mr. Calkins noted two items have been withdrawn, the Taco Bell on East Main Street, will be resubmitted after completion of Inland Wetlands Application.

Grace Life Church, 61 Main Street has tentatively found a new location.

Mr. Calkins had an item to be voted onto the agenda by 2/3rds vote: Waiver of site plan requirements per Section 8.4.4 for Special Exception 09-236,

Applicant: Grace Life Church, Joseph Levesque
Location: 160 Winsted Road
Proposal: Church use, (set public hearing date)

MOTION by Mr. Perosino to add the above referenced item to the agenda by a 2/3rds vote, seconded by Ms. Murphy, unanimously carried.

MOTION by Mr. Perosino to set a public hearing date of October 28, 2009, seconded by Mr. Mele, unanimously carried.

Mr. Connor explained the applicant has asked for a waiver of the full site plan requirements, as they are not doing any work to the exterior of the building or the parking lot. This is the vacant Dwan's Furniture Store at 150 Winsted Road. Former property owner Carl Muller had a recent site plan approved to have storage trailers in the rear of the property. In Mr. Connor's opinion with church use requiring less parking than retail use, he would recommend a waiver of the full site plan requirements at this time.

It was the consensus of the Commission to agree to waive the full site plan requirements per Section 8.4.4 of the Zoning Regulations.

Mr. Calkins distributed flyers about “The Attack of the Aliens”, October 30, 7:00 p.m. at the UCONN building. Ms. Kim Barbieri was present and explained the various invasive species and destructive insects that will be discussed.

9. Adjournment:

MOTION by Mr. Summers to adjourn, seconded by Mr. Perosino, motion unanimously carried at 8:30 p.m.

Lona Kirk, Land Use Office
Planning and Zoning Commission