

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
October 28, 2009**

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

Also Present: Martin Connor, AICP, City Planner

1. **Call to Order:** Chairman 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 Richard Calkins called the meeting to order at 7:01 p.m. and announced present and serving on the Commission this evening will be Doris Murphy, Paul Summers, Greg Mele, Greg Perosino, Christine Mele, Greg Perosino, Christine Mele, Jim Bobinski, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor, AICP.

Mr. Connor noted the revised proposed Plan of Conservation and Development has gone to print and will be distributed to Commission members for review. A public hearing has been scheduled in January, 2010. This project is on schedule.

3. **Minutes for Approval:**

a. 10/14/09

MOTION by Mr. Perosino to approve the 10/14/09 minutes, seconded by Mr. Summers, motion carried with Ms. Mele, Ms. Murphy, and Mr. Bobinski abstaining from voting.

4. **Old Business:**

a. 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.

Dennis McMorrow of Berkshire Engineering and Surveying appeared representing the applicant. Mr. McMorrow gave a presentation, referring to site maps. (#105) Revised plans were submitted, which address comments from the Engineering Department with exception of item #1. Mr. McMorrow disagreed with comment #1 regarding the use of pervious pavers in the parking lot. He believes this will work and Mr. DiMichel has a vested interest to have this

work, he will maintain it, and it will be a good demonstration that this low impact development technique will work. In response to a question from Mr. Calkins, Mr. Connor stated the Engineering Department is concerned that during the winter months, the surface will not function as intended. Mr. Connor read portions of Mr. Fabbri's memo. Mr. Connor reviewed some of the details regarding the \$25,000 grant the City has received to implement Low Impact Development, which would include this type of parking lot. One of the benefits of this type of surface is that it eliminates black ice in the winter. Mr. Connor viewed these same surfaces during the winter at another site IN Minneapolis, MN, during the APA conference.

Mr. McMorrow stated that to maintain these pavers, the best way is to sweep or vacuum them to remove sand. The system was discussed and Mr. McMorrow provided more details of how these pavers work. (#424) Mr. Calkins stated he would like to see this in place, and give it the opportunity to see if it works. If it doesn't work, they can be removed and replaced.

Mr. Connor reviewed his 10/20/09 memo to the Commission. (#680)

MOTION by Mr. Perosino to APPROVE 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.

With the following conditions:

1. The applicant shall submit a bond estimate to be reviewed and approved by the City Planner for the proposed landscaping. A bond in a form acceptable to the Corporation Counsel shall be posted prior to issuance of the Zoning Permit. 25% of the posted landscaping bond shall remain in place for one year after the landscaping plan has been fully implemented to ensure successful growth of the plantings.
2. The applicant shall submit a shared access easement in favor of the abutting land owner n/f G.A.D. LLC at 954 East Main Street. The access easement shall be acceptable to the Planning and Zoning Commission and Corporation Counsel and filed on the land records.
3. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in an e-mail memo to the City Planner dated 9/28/09.
4. Per Officer Robert Shopey, Torrington Police Traffic Unit, in a letter to the Commission dated 9/29/09, all pavement markings, including handicapped, shall conform in color and size to the most recent edition of the MUTCD, handicap space must meet the specifications as prescribed by State Statute and State Building Code, all signs shall meet the requirements and mounting height as published in the most recent edition of the MUTCD and its addendums.
5. It is recommended that the applicant follow the advice of Fire Chief John Field, Jr., contained in his letter to the City Planner dated 9/28/09.

MOTION seconded by Mr. Perosino, unanimously carried.

b. Subdivision

Applicant: Dudrow Torrington LLC c/o Paragon Management Group, LLC

Location: 420 Winsted Road (Assessor Map 122-7-1)

Proposal: Subdivide into four lots

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

5. **New Business:**

none

6. **Public Hearings Scheduled for October 28, 2009, 7:30 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT:**

- a. 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

Mr. Calkins opened the public hearing at 7:31 p.m. and stated serving on the Commission this evening will be Commissioners Christine Mele, Greg Mele, Greg Perosino, Doris Murphy, Jim Bobinski, Donna Greco, Paul Summers and Richard Calkins. Also present is City Planner Martin Connor.

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

Attorney Joel Perlotto appeared representing the applicant. Mr. Perlotto submitted the neighborhood notification receipts and verified the public hearing was properly posted.

Mr. Perlotto gave a presentation of the proposal, referring to site maps. (#1080)  
Mr. Zeller appeared and explained the types of vehicles that will be parked on property, they have a couple pick up trucks and two service trucks. Vehicles are usually pulled inside during the evening to protect them. Site details were discussed, such as the fence along the property line. No lighting will be installed.

Mr. Connor noted the buffer area is recommended to be grass, and the applicant has shown bark mulch. Mr. Zeller said this is a dark shaded area and it may be difficult to maintain a lawn area there.

Commission members wanted to see grass in the buffer area, rather than bark mulch. Mr. Mele noted there is not delineation between the bark mulch area and the paving, there is no curb. Mr. Mele inquired what would keep trucks from backing into the mulch area and parking there. Mr. Calkins stated the gravel parking lot is sufficient, and he would like to see the grass. This is near a residential area, and grass will look better.

Leigh Dennis of 43 Pythian Avenue appeared before the Commission. Mr. Dennis voiced concerns regarding lack of consideration for neighbors, noise and loss of property value. (#1800) He replaced the fence which he thought was on his property, but apparently it is on Zeller property. If the fence is dismantled, he would like to get the fence sections back. He had a letter from his tenant in opposition. Mr. Dennis wants to see a solid fence and he has had discussions from Mr. Zeller regarding fencing and nice landscaping.

A letter was read by Mr. Connor from Mr. and Mrs. Delaney (a neighboring property owner) thanking Mr. Zeller for the fence installed. Mr. Perlotto stated Mr. and Mrs. Delaney have no concerns regarding this proposal. Mr. Perlotto stated there are no plans to expand the business, this parking is for vehicles of employees, not to expand. Especially in the wintertime they need extra room in the parking lot for customers needing tires.

Mr. Calkins inquired what are Mr. Perlotto's clients' thoughts on installing a stockade fence and continuing it from where it is now down to Pythian Avenue. Mr. Perlotto responded his client would not be opposed to doing that if that is a condition. They would then ask that the

landscaping requirement be reduced, due to costs, etc. A fence will cost several thousand dollars to put up.

Mr. Calkins stated he is not a landscape architect, but he wants to see a fence installed, and the landscaping requirements will be determined by Kim Barbieri. Mr. Connor stated they still want to see the trees installed. The bushes could be eliminated, but trees provide other things besides just buffering. Trees help with stormwater treatment, provide shading, help buffer noise, etc. The present fence is six feet high, and the proposed fence should match that.

Mr. Perosino noted the Commission has been particular about fences. This fence will become very visual. The Commission has required architectural fences, with both board and lattice design.

Mr. Calkins said the applicant should submit documentation as to the type of fencing. Mr. Perosino referenced a previous application on Winsted Road between a body shop and a restaurant where a high quality fence was installed. Mr. Mele noted we are looking for a sound barrier hear.

A proper fence can be installed per Mr. Calkins, with Mr. Connor and Ms. Barbieri approving the particular fence, and plantings. (#2470)

Mr. Connor reviewed his 10/5/09 memo to the Commission.

At 8:20 Mr. Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE 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

with the following conditions:

1. The applicant shall submit a bond estimate to be reviewed and approved by the City Planner for the proposed landscaping. A bond in a form acceptable to the Corporation Counsel shall be posted prior to issuance of the Zoning Permit. 25% of the posted landscaping bond shall remain in place for one year after the landscaping plan has been fully implemented to ensure successful growth of the plantings.
2. Grass will be utilized, not mulch as shown on the landscape plan.
3. A fence approved by the Zoning Department will be located on the easterly side of the property. It will be installed from Pythian Avenue to the corner of the existing garage closest to Pythian Avenue.

MOTION seconded by Mr. Perosino, unanimously carried.

b. 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

At 8:22 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Christine Mele, Greg Mele, Greg Perosino, Doris Murphy, Jim Bobinski, Donna Greco, Paul Summers and Richard Calkins. Also present is City Planner Martin Connor.

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

Gary Eucalitto, 55 Proprietors Lane, Torrington, CT appeared before the Commission. Mr Eucalitto verified the public hearing sign was properly posted and neighborhood notification was done. Mr. Eucalitto explained their proposal for pizza, beer and wine, 40 seats and no take out.

Mr. Connor reviewed his memo dated 10/20/09 to the Commission.

At 8:30 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE 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  
Motion seconded by Mr. Perosino, unanimously carried.

7. **Public Hearings Scheduled for November 18, 2009, 7:30 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT:**

- a. Site Plan 960 and Location Approval  
Applicant: Ronald Kennedy  
Location: 710 South Main Street, (Assessor Map 114-2-13)  
Proposal: Used Car Dealership and Limited Repairer's License, construct paved area for parking of vehicles, Sec. 9.4

Passed until 11/18/09.

8. **Public Hearings Scheduled for January 13, 2010, 7:30 p.m., Sullivan Senior Center**

- a. Plan of Conservation and Development  
Update of Torrington's Plan of Conservation and Development  
Applicant: Torrington Planning and Zoning Commission

Passed until 1/13/10.

9. **Adjournment:**

MOTION by Mr. Mele to adjourn at 8:32 p.m, seconded by Mr. Summers, unanimously carried.