

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
February 17, 2010**

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

Also Present: Martin Connor, AICP, City Planner

Not Present: Doris Murphy, Member and Inland Wetlands Liaison
James Bobinski, Alternate

1. **Call to Order:** Chairman Calkins called the meeting to order at 7:00 p.m., Sullivan Senior Center, Shuffleboard Room, 88 East Albert Street, Torrington, CT

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

Chairman Calkins announced present and serving on the Commission this evening will be Greg Mele, Paul Summers, Greg Perosino, Christine Mele, Donna Greco, and Richard Calkins. Also present is City Planner Martin Connor.

Mr. Calkins announced that the 62nd annual Connecticut Federation of Planning and Zoning Agencies is having their annual conference on Thursday, March 18, 2010. Commissioner Perosino will receive an award for 12 years of service.

3. **Minutes for Approval:**

a. 1/13/10

MOTION by Mr. Perosino to approve the 1/13/10 minutes, seconded by Mr. Mele, motion carried. Mr. Summers abstained from voting.

4. **Old Business:**

a. Site Plan 966
Applicant: Drakeville Volunteer Fire Department Inc.
Location: 1349 Marshall Lake Road
Proposal: 42'9" x 18' addition to firehouse (apparatus bay)

Chief Mike Maccalous appeared before the Commission and reviewed the proposed addition. Landscaping recommendations were reviewed.

Mr. Connor reviewed his memo to the Commission dated February 6, 2010.

MOTION by Mr. Mele to APPROVE Site Plan 966
Applicant: Drakeville Volunteer Fire Department
Location: 1349 Marshall Lake Road
Proposal: 42' 9" x 18' addition to firehouse (apparatus bay)

with the following conditions:

1. The applicant shall plant 3 street trees as indicated in a memo from Kim Barbieri, CZ&WEO, to the City Planner, dated 1/28/10, as well follow the recommended measures to prevent erosion and sedimentation to the nearby brook.
2. The applicant shall obtain approval from the TAHD prior to issuance of a Zoning Permit for the addition.
3. A Flood Plain Permit shall be obtained prior to issuance of a Zoning Permit on the project.
4. It is recommended that the applicant follow the advice of Fire Chief John B. Field Jr. contained in a letter dated 12/28/09 to the City Planner.

MOTION seconded by Mr. Perosino, unanimously carried.

- b. Jason Vincent, Planimetrics: Discuss Torrington Incentive Housing Zone Project with Planning and Zoning Commission

Jason Vincent, AICP, Planimetrics, appeared before the Commission and explained the Torrington Incentive Housing Zone Project. Planimetrics has worked with Milone and McBroom on this project. A draft Incentive Housing Zone Report dated 2/9/10 was discussed and given to Commission Members. (#375) Overlay zones were explained by Mr. Vincent.

Mr. Connor explained this will add more pedestrian traffic to the downtown. Per Mr. Vincent, these sites will have the capacity for 250 housing units, which at \$2,000 per unit and could qualify for up to \$500,000 from the State of Connecticut as a zone adoption payment. An addition \$2,000 per multi-family or \$5,000 per single family unit could be paid by the State as a building permit payment to the City for building permits issued within five years of Incentive Housing Zone adoption.

Mr. Connor noted younger people aged 25 - 34 have been leaving the State of Connecticut, one of the reasons being housing costs. Mr. Connor provided details of how this overlay zone would work.

The Commission thanked Mr. Vincent for the presentation.

6. Public Hearings Scheduled for February 17, 2010, 7:30 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT

- a. Special Exception 10-241 and Site Plan 968
Applicant: Northwest Gymnastics
Location: 2936 Winsted Road
Proposal: Construct 4,975 sq. ft. gymnasium and 25% reduction in required parking

At 7:33 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Christine Mele, Greg Mele, Greg Perosino, Donna Greco, Paul Summers and Richard

Calkins. Also in attendance is City Planner Martin Connor.

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

Kenneth Hrica, P.E., Hrica Associates, appeared representing the applicant. Also present is Mr. John Martin, Architect for the project. Mr. Hrica has already submitted the neighborhood notification receipts and verified that the public hearing sign has been properly posted.

Referring to site maps, Mr. Hrica gave a presentation of the proposal. (#1175) Mr. John Martin gave a presentation also regarding the architecture of the proposed building.

Mr. Connor reviewed his memo dated February 10, 2010 to the Commission.

There were no comments from the public. At 7:52 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Special Exception 10-241 and Site Plan 968

Applicant: Northwest Gymnastics

Location: 2936 Winsted Road

Proposal: Construct 4,975 sq. ft. gymnasium and 25% reduction in required parking with the following conditions:

1. The Architectural Plans, Sheet A-1, shall be signed and sealed by the Architect per Section 8.4.3 of the Regulations.
2. 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.
3. A Flood Plain Permit shall be obtained prior to issuance of a Zoning Permit on the project.
4. The applicant shall file for a Sewer Discharge Permit prior to issuance of a Zoning Permit and pay a Sewer Connection Fee prior to issuance of a C/O.
5. It is recommended that the applicant follow the advice of Fire Chief John B. Field Jr. contained in a letter dated 12/28/09 to the City Planner.

MOTION seconded by Mr. Summers, unanimously carried.

5. New Business:

a. Zone Change

Applicant: Robert D. Scoville

Location: Fern Drive (Approximately 250 feet north of East Main Street)
Assessor Map 124-11-34

Proposal: Change zone to R6 (currently R10s) Set public hearing date

MOTION by Mr. Perosino to set a public hearing date of March 31, 2010.

b. Site Plan 969

Applicant: Roy F. Gilley for First Congregational Church of Torrington

Location: 835 Riverside Avenue

Proposal: 3,400 sq. ft. addition for classrooms and assembly space

MOTION by Mr. Perosino to table this application, seconded by M r. Summers, unanimously carried.

- c. Zone Change
 - Applicant: Peter M. Ledda
 - Location: 3580 Winsted Road
 - Proposal: Change zone to Local Business (currently Industrial) Set public hearing date

MOTION by Mr. Perosino to set a public hearing date of March 31, 2010, seconded by Mr. Summers, unanimously carried.

7. Public Hearings Scheduled for March 17, 2010, 7:30 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT

- a. Special Exception 09-240 and Site Plan 967
 - Applicant: T & M Building Company, Inc.
 - Location: 505 Harwinton Avenue (Assessor Map 127 Block 19 Lots 19 & 25)
 - Proposal: Construct 78 new condominium units.

Passed until 3/17/10.

8. Adjournment:

MOTION by Mr. Perosino to adjourn at 7:55 p.m., seconded by Mr. Summers, unanimously carried.