

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

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

Also Present: Martin Connor, AICP, City Planner

Not Present: Christine Mele, Alternate

1. **Call to Order:** Chairman Richard Calkins called the meeting to order at 7:01 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, Doris Murphy, Donna Greco, Jim Bobinski and Richard Calkins. Also present is City Planer Martin Connor, AICP.

3. **Minutes for Approval:**

a. 2/17/10

MOTION by Mr. Perosino to approve the 2/17/10 minutes, seconded by Mr. Mele, unanimously carried. Ms. Murphy and Mr. Bobinski abstained from voting.

4. **Old Business:**

a. 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

Roy Gilley of Gilley Design Associates appeared representing the First Congregational Church of Torrington. Wayne Foster of First Congregation Church was also present.

Mr. William Katt, Professional Engineer in Terryville appeared representing the Church.

A presentation of the proposal was given by Mr. Katt and Mr. Gilley (#110).

Mr. Calkins inquired if the parking lots were paved. Mr. Katt responded the only areas that are paved are the entrance ways and the aprons along the street, and the handicap areas. The surface of the parking lot is gravel. Mr. Calkins inquired if the Engineering Department had approved this. Mr. Connor responded all comments from the Engineering Department have been addressed.

Mr. Connor noted the applicant has spoken with both CT Department of Transportation and the City's Engineering Department early in the application process.

Discussion of the proposal, design and drainage continued.

Mr. Connor reviewed his memo to the Commission dated 3/10/10. (#420)

MOTION by Mr. Mele to APPROVE 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

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 file for a Sewer Discharge Permit prior to issuance of a Zoning Permit and pay a Sewer Connection Fee, if required, prior to issuance of a C/O.
3. It is recommended that the applicant follow the advice of Fire Chief John B. Field, Jr., contained in a letter dated 2/18/10 to the City Planner.

Motion seconded by Mr. Perosino, unanimously carried.

- b. Review and discuss Torrington Incentive Housing Zone Report. Consider adoption of a Resolution authorizing submission of an Incentive Housing Zone Application to the Connecticut Office of Policy and Management.

Discussion amongst Commission members followed regarding the draft incentive housing report. Mr. Connor explained how the affordability criteria would work. Should the Commission make a resolution to send this for review to the State OPM, that a resolution from the City Council would be required as well before the document could be submitted.. (#840) Mr. Connor presenting his findings on this proposal, noting various properties in the downtown redevelopment area that are being underutilized. Wallingford and Old Saybrook have sent their applications in. Mr. Connor explained how the \$2,000 payment per unit would work, and how the proposal has worked in Massachusetts. Mr. Connor noted the Incentive Housing Zone Report is consistent with the City's Plan of Conservation and Development and the City's Municipal Development Plan (MDP).

MOTION by Mr. Mele to APPROVE Incentive Housing Zone Application Resolution

WHEREAS, the City of Torrington submitted a grant application to review the Housing for Economic Growth Program developed by the State of Connecticut;

WHEREAS, the Commission endorses the submission of the zone adoption application under the Housing for Economic Growth Program referenced in Section 8-13(m-x) of CGS;

WHEREAS, the Commission certifies that it will adopt the creation of one or more incentive housing zones as identified in the application. Such application is attached to and made part of this record.

WHEREAS, the Commissions certifies that it will consider and act on the Incentive Housing Development when proposed within the approved Incentive Housing Zone/s in compliance with Section 8-13(m-x) of CGS.

NOW THEREFORE, the City of Torrington Planning and Zoning Commission hereby resolves that the City Planner submit the Housing for Economic Growth Program Zone Adoption Application to the Connecticut Office of Policy and Management.
Motion seconded by Mr. Perosino, motion unanimously carried

5. New Business:

- a. Special Exception 10-242 and Site Plan 971
Applicant: LARC/Gene Barbero
Location: 450 South Main Street
Proposal: Construct 5150 sq. ft. adult daycare center (set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of April 28, 2010, seconded by Ms. Murphy, unanimously carried.

- b. Subdivision
Applicant: Ensurv, LLC
Location: Torrington West Street, Assessor Map 244-4-44
Proposal: One lot subdivision (remaining land not a building lot)

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

6. Public Hearing Scheduled for March 17, 2010, 7:30 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT (Withdrawn**)**

- 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.

The application for this public hearing has been withdrawn and will not be heard this evening.

7. Public Hearings Scheduled for March 31, 2010, 7:30 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT

- 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)

b. Zone Change

Applicant: Peter M. Ledda
Location: 3580 Winsted Road
Proposal: Change zone to Local Business (currently Industrial)

8. Adjournment:

MOTION by Mr. Perosino to adjourn, seconded by Mr. Mele, motion unanimously carried at 8:01 p.m.

Lona Kirk, Land Use Office
Planning and Zoning Commission