

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
April 28, 2010**

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

Also Present: Martin Connor, AICP, City Planner

1. **Call to Order:** Chairman Richard 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, Doris Murphy, Paul Summers, Greg Perosino, James Bobinski, Donna Greco, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor, AICP.

3. **Minutes for Approval:**

a. 3/17/10

MOTION by Mr. Perosino to approve the 3/17/10 minutes, seconded by Mr. Summers, motion carried with Ms. Mele abstaining from voting.

4. **Old Business:**

None

5. **New Business:**

a. Special Exception 10-243  
Applicant: Todd Whittemore  
Location: 241 Culvert Street  
Proposal: Sideyard setback reduction. Required 8' side yard setback. Proposed:  
5.8' side yard setback (Set public hearing date of May 12, 2010)

MOTION by Mr. Summers to set a public hearing date of May 12, 2010, seconded by Mr. Mele, unanimously carried.

- b. Site Plan 973  
Applicant: Pizzeria Marzano, Gary Eucalitto  
Location: 1929 East Main Street  
Proposal: Outdoor seating for dining, 24 seats, 6 tables

Gary Eucalitto appeared before the Commission and explained his proposal for outdoor seating. City Planner Martin Connor read his memo dated 4/21/10 to the Commission.

MOTION by Mr. Mele to APPROVE the above referenced proposal with the following conditions:

1. If the wrought iron fence and wrought iron gate are being permanently installed, a Call Before You Dig and building permit shall be obtained.
2. Approval from the Torrington Area Health District shall be obtained prior to providing outside dining.
3. Per Fire Chief John B. Field, Jr., the outdoor dining area must comply with all required building and electrical codes and shall be inspected for compliance with the Life Safety Code by the Fire Marshall prior to providing outside dining.

Motion seconded by Mr. Perosino, unanimously carried.

- c. Site Plan 974  
Applicant: City of Torrington  
Location: Main Street and Route 4 (Assessor Map 119-13-)  
Proposal: Construct 14 space parking lot on vacant property for public use.

MOTION by Mr. Summers to table the subject application, seconded by Mr. Perosino, unanimously carried.

The Commission took a recess at 7:15 p.m. and reconvened at 7:30 p.m. for the public hearing.

**6. Public Hearing Scheduled for April 28, 2010, 7:30 p.m., Sullivan Senior Center, Shuffleboard Room, 88 East Albert Street, Torrington, CT**

- 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

At 7:30 p.m., Chairman Richard Calkins called the meeting to order and announced serving this evening will be Commissioners Paul Summers, Doris Murphy, Greg Perosino, Greg Mele, James Bobinski, Donna Greco, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor.

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

Mr. Gene Barbero, applicant was present along with Mike Boe, AIA, Boe Architects. Mr. Boe gave a presentation of the proposal for an adult day care facility for LARC.

Mr. Connor read his memo to the Commission dated 4/28/10. This application is currently pending before the Torrington Inland Wetlands Commission for their approval/permit.

Chairman Calkins opened the hearing to the public.

Tom Iffland, Torrington, appeared before the Commission and stated he wants to ensure proper research of the area has been done. This is a heavy industrial part of the town, and if the Turner and Seymour operation gets going again, there will be much traffic in this location. Mr. Iffland supports the LARC project, but wants to be sure the applicant has done their research.

At 7:50 p.m. Chairman Calkins declared the public hearing continued to Wednesday, May 26, 2010, 7:30 p.m., City Hall, 140 Main Street, Torrington, CT

7. **Public Hearing Scheduled for May 26, 2010, 7:30 p.m., City Hall, 140 Main Street, Torrington, CT**

- a. Proposed amendments to Torrington Zoning Regulations  
Applicant: Torrington Planning and Zoning Commission  
Proposal: Add new definitions to Section 2.2 Specific Terms, Check Cashing Facility, Tattoo Parlor/Body Piercing Studio; New Section 3.1 Subsection 4.76 Check Cashing Facility; New Section 3.1 Subsection 4.77 Tattoo parlor/body piercing studio; Eliminate Section 5.3 Alcoholic Beverages

Public hearing passed until May 26, 2010.

8. **Adjournment:**

MOTION by Mr. Perosino to adjourn at 7:51 p.m., seconded by Mr. Mele, motion unanimously carried.

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Lona Kirk, Land Use Office  
Planning and Zoning Commission