

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
January 26, 2011**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chairman
Greg Perosino, Member
Donna Greco, 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., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

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

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

3. **Minutes for Approval:**

a. 12/8/10

MOTION by Mr. Perosino to approve the 12/8/10 minutes, seconded by Mr. Mele, unanimously carried.

4. **Old Business:**

a. Site Plan 991 and Special Exception 10-252
Applicant: Torrington Senior Living LLC
Location: 1058 Litchfield Street
Proposal: Construct senior living community, residential style independent living retirement community with assisted living and memory impaired components. Sections 8.2 and 6.5.3 - elderly housing and assisted living facility (public hearing closed)

Mr. Calkins noted the public hearing for this application was closed on 12-8-10.

Mr. Connor read his memo to the Commission dated 12-15-10.

MOTION by Mr. Mele to APPROVE Site Plan 991 and Special Exception 10-252

Applicant: Torrington Senior Living LLC
Location: 1058 Litchfield Street
Proposal: Construct senior living community, residential style independent living retirement community with assisted living and memory impaired components. Sections 8.2 and 6.5.3 - elderly housing and assisted living facility.

With the following conditions:

1. The applicant shall file an application for a grading permit. Before issuance of the grading permit, the applicant shall address comments that the Engineering Department may have on the revised drainage plan. A bond estimate for the cost and installation of the erosion and sedimentation controls in accordance with the approved plan shall be prepared by the applicant's engineer. A bond for the erosion and sedimentation controls in an amount acceptable to the City Engineer and in a form acceptable to the Corporation Counsel shall be posted prior to beginning construction on the project.
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. Prior to issuance of a building permit, a letter from the retaining wall manufacturer (Redi Rock) shall be submitted stating they approve of the retaining wall design and that they have no issues with the infiltration of stormwater at the toe of the retaining wall. The retaining wall shall be designed and sealed by a professional engineer.
4. The final mylar recording site plan map, Sheet S1, shall indicate in the General Notes Section that the elderly housing and assisted living facility includes 149 total units, 81 independent units, 44 assisted living units and 24 memory care units. The density calculation for the project demonstrating conformance with Sections 6.5 of the Zoning Regulations shall also be included in the General Notes.

The Commission finds the application for an Elderly Housing and Assisted Living Facility is in conformance with the General and Specific and Requirements for a Special Exception. MOTION seconded by Mr. Perosino, unanimously carried.

5. **New Business:**

- a. Site Plan 996 and Special Exception 11-254
Applicant: Church of St. Maron, aka St. Maron Church
Location: 613 Main Street (Assessor Maps 119 Block 8 Lots 1, 2/1, 2/2, 3, 4, 5)
Proposal: Expansion of an existing church and parking lot (set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of February 9, 2011, seconded by Mr. Mele, unanimously carried.

At 7:13 p.m. Chairman Calkins called a recess prior to public hearings.

6. **Public Hearings scheduled for 7:30 p.m., January 26, 2011, Council Chambers, Room 218, City Hall, 140 Main Street, Torrington, CT**

- a. Site Plan 992 and Location Approval
Applicant: Robert Persechino
Location: 855 East Main Street, Assessor Map 133-17-23 and 24
Proposal: Used car sales, Section 3.8.10, 6.2

Mr. Calkins read a letter of withdrawal regarding this proposal.

- b. Site Plan 994
 - Applicant: Torrington Development Corporation
 - Locations: Proposed improvements to the existing city-owned parking lot on the south side of existing City Hall Avenue. The improvements will reconfigure the lot to eliminate the existing dead-end condition in addition to providing a drop-off area serving the rear of the upper Main Street properties.
 - Extension of City Hall Avenue from its current terminus to East Main Street (Route 202)
 - The reconfiguration of the parking area between the extended City Hall Avenue and the rear of the properties fronting Main Street (Route 800).
 - Proposal: Torrington Downtown Improvements - Phase I

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

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

Attorney Peter Herbst, a member of the Board of Directors of Torrington Development Corporation, appeared before the Commission and requested that this application be continued to the next public hearing, February 9, 2011, 7:30 p.m., here at the City Hall, 140 Main Street, Torrington, CT.

- c. Proposal to amend the Torrington Zoning Regulations by establishing an Incentive Housing Overlay Zone (proposed Section 4.15), in accordance with Chapter 124b of the Connecticut General Statutes.

Applicant: Torrington Planning and Zoning Commission

Proposal to amend the zoning map by establishing an Incentive Housing Zone Overlay (proposed Section 4.15) for the following parcels:

70 Franklin Street (Map 117, Block 25, Lot 7);
100 Franklin Street (Map 117, Block 25, Lot 1);
126 Franklin Street (Map 117, Block 25, Lot 6);
10 Franklin Drive (Map 117, Block 24, Lot 5);
24 Franklin Drive (Map 117, Block 25, Lot 4);
28 Franklin Drive (Map 117, Block 25, Lot 3);
136 Water Street (Map 117, Block 4, Lot 1);
160 Church Street (Map 117, Block 6, Lot 7);
200 Litchfield Street (Map 116, Block 7, Lot 2);
105 Summer Street (Map 116, Block 7, Lot 1);
199 Water Street (Map 110, Block 19, Lot 1)

At 7:33 p.m. Chairman Calkins opened the public hearing a stated serving on the Commission this evening will be Greg Perosino, Greg Mele, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

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

Jason Vincent, AICP, Planimetrics in Avon, CT appeared before the Commission, representing the Planning and Zoning Commission.

Attorney Peter Herbst appeared as member of the Board of Directors of the Torrington Development Corporation, he spoke in favor of the proposal.

Mr. Connor noted the Litchfield Hills Council of Elected Officials reviewed the proposal and find it in conformance with their standards. A letter has been received from Vance Taylor, who represents some of the property owners, Mr. Taylor is in support of the proposal.

Mr. Vincent gave a power point presentation on this proposal.

Mr. Connor reviewed the process for approval of the site plan application.

Discussion amongst Commission members and Mr. Connor followed.

No further comments from the public.

At 8:27 p.m., Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE : Proposal to amend the Torrington Zoning Regulations by establishing an Incentive Housing Overlay Zone (proposed Section 4.15), in accordance with Chapter 124b of the Connecticut General Statutes.

Applicant: Torrington Planning and Zoning Commission

Proposal to amend the zoning map by establishing an Incentive Housing Zone Overlay (proposed Section 4.15) for the following parcels:

70 Franklin Street (Map 117, Block 25, Lot 7);
100 Franklin Street (Map 117, Block 25, Lot 1);
126 Franklin Street (Map 117, Block 25, Lot 6);
10 Franklin Drive (Map 117, Block 24, Lot 5);
24 Franklin Drive (Map 117, Block 25, Lot 4);
28 Franklin Drive (Map 117, Block 25, Lot 3);
136 Water Street (Map 117, Block 4, Lot 1);
160 Church Street (Map 117, Block 6, Lot 7);
200 Litchfield Street (Map 116, Block 7, Lot 2);
105 Summer Street (Map 116, Block 7, Lot 1);
199 Water Street (Map 110, Block 19, Lot 1)

The Commission finds the proposal to be consistent with the City's Master Plan of Development and Conservation, the effective date shall be the day after publication of the legal notice of decision in the local newspaper. Motion seconded by Mr. Perosino, unanimously carried.

- d. Proposed amendments to Torrington Zoning Map
Applicant: Torrington Planning and Zoning Commission
Proposal: Change R-WP Zone to R60 Zone - to realign the Allen Dam Reservoir Watershed Protection Zone to match the State's Public Drinking Water Source Area Boundary, as designated in a map dated September 2, 2010 (Draft, version 1) as prepared by City of Torrington Engineering Department.

At 8:29 p.m., Mr. Calkins and Mr. Connor explained the idea is to leave it as is, based upon the information that followed research. Mr. Calkins stated the application has been determined to be withdrawn.

7. **Adjournment:**

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

Land Use Office
Planning and Zoning Commission