

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
March 9, 2011**

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

Also Present: Martin Connor, AICP; City Planner

Not Present: Doris Murphy, Member and Inland Wetlands Liaison
Donna Greco, Alternate
Jim Bobinski, Alternate

1. **Call to Order:** Chairman Calkins called the meeting to order at 7:03 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, Paul Summers, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor, AICP.

Mr. Calkins announced to the audience that the public hearing for Rick's Auto Parts will not be held this evening.

3. **Minutes for Approval:**

- a. 2-9-11

MOTION by Mr. Perosino to approve the 2-9-11 minutes, seconded by Mr. Summers, motion carried.

4. **Old Business:**

- a. Site Plan 995
Applicant: Angelo Alduini, Jr.
Location: 51 Brewer Street
Proposal: 50' x 45' metal storage building

The applicant requested this matter be tabled this evening, and granted a 65 day extension. Engineering issues are still being addressed.

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

5. **New Business:**

- a. Special Exception 11-255 and Site Plan 998
Applicant: Rick's Auto Parts Inc.
Location: 32 Ricciardone Avenue
Proposal: Creation of parking lot in R-6 Zone (Set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of April 13, 2011, seconded by Mr. Mele, unanimously carried.

- b. Special Exception 11-257
 - Applicant: Wingstang Realty, LLC
 - Location: 95 Turner Avenue
 - Proposal: Change of use to office (former warehouse space)
(Set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of April 13, 2011, seconded by Mr. Mele, unanimously carried.

- c. Informal Discussion - Hrica Associates, LLC
 - Location: 294 South Main Street
 - Topic: Building Addition

Kenneth Hrica of Hrica Associates appeared before the Commission. 294 South Main Street is Johnson Gas, BP. A small addition is needed to sell coffee and cigarettes. The building is in an R6 zone, which is a non-conforming use, which could be expanded by ten percent. Mr. Johnson is willing to add more green space and landscaping. Mr. Hrica provided details, Mr. Connor believed this will greatly enhance the property. Mr. Hrica pointed out details on the map in response to questions from Mr. Calkins. Mr. Connor stated this is the non-conforming section, Section 5.12, page 65. Mr. Calkins did not see a problem with using the area of the canopy towards the square footage of the building, to provide the square footage necessary for a 10 percent increase.

During this preliminary discussion, the Commission considered the square footage of both structures, the building and the separate canopy, to come up with the ten percent amount of allowable increase. Mr. Calkins noted the regs read "a structure may be increased by ten percent". Mr. Connor added this will be a Special Exception, public hearing. Mr. Perosino stated the wording should be more clear in the regulations. Fencing and grass areas were discussed.

No action by the Commission.

At 7:22 p.m. the Commission went into recess before the public hearing.

6. Public Hearings scheduled for 7:30 p.m., March 9, 2011, Council Chambers, Room 218, City Hall, 140 Main Street, Torrington, CT

- a. Special Exception 11-255 and Site Plan 998
 - Applicant: Rick's Auto Parts Inc.
 - Location: 16 Ricciardone Avenue
 - Proposal: Creation of parking lot in R-6 Zone
This application will be withdrawn and a public hearing will not be held this evening.

This application has been withdrawn, no public hearing will be held.

- b. Zone Change
 - Applicant: Omran Bahia
 - Location: East Main Street and Fern Drive (Assessor Map 125-16-2)
 - Proposal: Change R10s to R6 zone

Mr. Calkins opened the public hearing at 7:31 p.m. and stated serving on the Commission this

evening will be Commissioners Greg Mele, Paul Summers, Greg Perosino, 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.

Dennis McMorrow, professional engineer with Berkshire Engineering and Surveying appeared before the Commission and presented his neighborhood notification receipts and verified the public hearing sign was posted on the property.

Mr. McMorrow presented maps for review. This is a 1.9 acre parcel, the front portion of the parcel on East Main Street is zoned R6 and the back portion of the parcel is zoned R10s. They are requesting the back portion of the parcel be changed to R6 zone. Presentation followed.

Mr. Connor reviewed his March 3, 2011 memo to the Commission.

Martin Sikowski, adjoining property owner, appeared in favor of the proposal.

No further comments from the public.

At 7:49 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Zone Change

Applicant: Omran Bahia

Location: East Main Street and Fern Drive (Assessor Map 125-16-2)

Proposal: Change R10s zone to R6 zone

The Commission finds the proposal to be consistent with the City's Plan of Conservation and Development. The proposal does not constitute spot zoning. The effective date of the Zone Change shall be the day after publication of the legal notice of decision in the local newspaper. MOTION seconded by Mr. Perosino, unanimously carried.

7. **Public Hearings scheduled for 7:30 p.m., March 23, 2011, Council Chambers, Room 218, City Hall, 140 Main Street, Torrington, CT**

a. Special Exception 11-256

Applicant: Poyant Signs/Centro Properties Group

Location: 1 South Main Street

Proposal: Increase sign square footage (Section 5.15.4 F)

b. Applicant: Torrington Planning and Zoning Commission

Proposal: Amendments to Torrington Zoning Regulations, Section 5.15, Signs

Public hearings passed until March 23, 2011.

8. **Adjournment:**

MOTION by Mr. Perosino to adjourn at 7:52 p.m., seconded by Mr. Mele, unanimously carried.