

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
March 23, 2011**

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

Also Present: Martin Connor, AICP; City Planner

Not Present: Greg Mele, Vice Chairman  
Jim Bobinski, Alternate

**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 Paul Summers, Greg Perosino, Doris Murphy, Donna Greco, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor, AICP.

**3. Minutes for Approval:**

a. 3-9-11

MOTION by Mr. Perosino to approve the 3-9-11 minutes, seconded by Mr. Summers, motion carried with Ms. Murphy and Ms. Greco abstaining from voting.

**4. Old Business:**

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

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

**5. New Business:**

a. Site Plan 1000  
Applicant: White Flower Farm Inc.  
Location: 30 Irene Street  
Proposal: 48' x 21' greenhouse

Richard Berger, 159 Blue Street, Winchester Center, appeared representing White Flower Farm, Inc. He is the facilities engineer for the farm. Mr. Berger explained the proposal, he has received Architectural Review Committee approval. Mr. Berger reviewed the comments from the City Engineering Office, the first three items have been corrected. Mr. Berger believes the greenhouse is 65 feet away from the easement, and he will be meeting with the Engineering Office to review the maps. Mr. Berger today contacted Northeast Utilities and they will review the maps to ensure that one easement is no longer valid, and the second easement is far enough away from the greenhouse. The gas line is about 25 feet away from the greenhouse.

Mr. Connor reviewed his memo to the Commission dated March 22, 2011.

MOTION by Mr. Perosino to APPROVE Site Plan 1000

Applicant: White Flower Farm, Inc.

Location: 30 Irene Street

Proposal: 48' x 21' greenhouse

with the following condition:

1. The applicant shall address the comments in an e-mail dated 3-23-11 to the City Planner from Matthew Walsh, Assistant City Engineer.

Motion seconded by Mr. Summers, unanimously carried.

b. Special Exception 11-258

Applicant: George W. Klug

Location: 725 Klug Hill Road

Proposal: Farmer's Roadside Stand (Section 3.1, Table 1, 12.20)  
(Set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of April 27, 2011, seconded by Ms. Murphy, unanimously carried.

c. Special Exception 11-259

Applicant: Thomas W. Richardson

Location: 231 Mountain Road

Proposal: Reduction of front yard setback, Section 4.3, for covered breezeway  
(Set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of April 27, 2011, seconded by Mr. Summers, unanimously carried.

6. **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)  
(Hearing to be continued due to improper notice on the part of the applicant)

Mr. Calkins announced this hearing has been rescheduled to April 13, 2011 due to improper notice on the part of the applicant.

The Commission went into recess at 7:12 p.m.

b. Applicant: Torrington Planning and Zoning Commission

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

At 7:30 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Paul Summers, Greg Perosino, Doris Murphy, Donna Greco, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor.

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

Mr. Connor noted the Commission is the applicant, and Nick Iannacito, UCONN Intern, has diligently worked on this project. Nick has agreed to stay on with our Department as an unpaid intern, and another project will be lined up for him to work on. According to his research, Torrington with the proposed changes will have the easiest and most lenient regulations for signs. Mr. Iannacito and Mr. Connor reviewed in detail the proposed changes for the Commission, answering questions from Commission members.

Mr. Calkins expressed his opposition to sandwich board signs in the Local Business Zone, such as along East Main Street. Signs breed more signs, and it is not appropriate outside of the downtown area.

The Commission complimented Mr. Iannacito on the work performed on this project.

MOTION by Mr. Perosino to APPROVE Proposed amendments to Torrington Zoning Regulations, Section 5.15, Signs;

Applicant: Torrington Planning and Zoning Commission

The Commission finds the proposal to be consistent with the City's Plan of Conservation and Development. The effective date of the amendments shall be the day after publication of the legal notice of decision in the Republican American.

MOTION seconded by Mr. Summers, unanimously carried.

**7. Public Hearings scheduled for 7:30 p.m., April 13, 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: 32 Ricciardone Avenue  
Proposal: Creation of parking lot in R-6 Zone
- b. Special Exception 11-257  
Applicant: Wingstang Realty, LLC  
Location: 95 Turner Avenue  
Proposal: Change of use to office (former warehouse space)

Public hearings passed until April 13, 2011.

**8. Adjournment:**

MOTION to by Mr. Summers to adjourn, seconded by Mr. Perosino at 8:10 p.m., unanimously carried.