

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
April 27, 2011**

Present: Richard Calkins, Chairman
Doris Murphy, Member and Inland Wetlands Liaison
Greg Perosino, Member
Paul Summers, Member (arrived 7:05 p.m.)
Jim Bobinski, Alternate

Also Present: Martin Connor, AICP, City Planner

Not Present: Greg Mele, Vice Chairman
Donna Greco, Alternate
Christine Mele, 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 this evening will be Commissioners Doris Murphy, Greg Perosino, Jim Bobinski and Richard Calkins. Also present is City Planner Martin Connor, AICP.

Mr. Calkins read an announcement providing information that Torrington is the host of the 2011 Connecticut Main Street Awards Gala on Monday, June 6, 2011 at 5:00 p.m. A welcoming awards ceremony will be at the Studio Theatre afterwards. Mr. Connor provided further details, the award is for the very successful series of downtown Thursday evening events the City held last year, as well as other things that occurred during the year.

Paul Summers arrived at 7:05 p.m.

3. **Minutes for Approval:**

- a. 4-13-11

MOTION by Mr. Perosino to approve the 4-13-11 minutes, seconded by Ms. Murphy, motion unanimously carried.

4. **Old Business:**

None

5. **New Business:**

- a. Site Plan 1003
Applicant: David Huften
Location: 1083 East Main Street
Proposal: Display area, tent area for displays and sales, Action Spas
(Site plan modification)

David Huften, 90 Wheeler Lane, Torrington, appeared before the Commission and explained his proposal for a possible tent sale and display of hot tubs. Zoning Officer Kimberly Barbieri has prepared an excellent landscaping plan for this project. Permeable pavers are planned for the future.

Mr. Connor reviewed his memo to the Commission dated April 27, 2011.

Mr. Huften provided details on his display area.

MOTION by Mr. Summers to APPROVE Site Plan 1003

Applicant: David Huften

Location: 1083 East Main Street

Proposal: Display area, tent area for displays and sales, Action Spas with the following condition:

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.

Motion seconded by Greg Perosino, unanimously carried.

b. Special Exception 11-260 and Site Plan 1005

Applicant: Sohan Johnson

Location: 294 South Main Street

Proposal: 178 square foot addition to existing gasoline sales/retail store. 10% expansion of non-conforming use (set public hearing date)

MOTION by Mr. Summers to set a public hearing date of May 25, 2011, seconded by Mr. Perosino, 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., April 27, 2011, Council Chambers, Room 218, City Hall, 140 Main Street, Torrington, CT

a. 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)

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

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

George W. Klug appeared before the Commission. Mr. Klug notified the neighbors via certified mail, and he will bring the receipts to the Planning and Zoning Office tomorrow. A public hearing sign was properly posted on site.

Mr. Klug explained his proposal for a farmer's roadside stand, the building is already on site, built as an accessory building. Parking, driveways, paving, landscaping, etc. were discussed.

Mr. Connor reviewed his memo to the Commission dated April 20, 2011.

Mike Simmons of 401 Westside Road, Torrington, appeared before the Commission. He questioned the requirements of a paved apron. Mr. Connor responded the Engineering Office has specifications regarding paved aprons, which must be met by all new driveways.

At 7:45 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Summers to APPROVE 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)
with the following conditions:

1. Per Assistant City Engineer Matt Walsh's comments contained in an e-mail memo to the City Planner dated 4/19/11, the driveway aprons shall be paved and shown to meet City Standards and that the Driveway Apron Detail shall be included in the final approved plan set.
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.

MOTION seconded by Ms. Murphy, unanimously carried.

b. Special Exception 11-259

Applicant: Thomas W. Richardson
Location: 231 Mountain Road
Proposal: Reduction of front yard setback, Section 4.3, for covered breezeway

At 7:49 p.m. Chairman Calkins opened the public hearing and stated serving on Commission this evening will be Jim Bobinski, Doris Murphy, Greg Perosino, Paul Summers, and Richard Calkins. Also present is City Planner Martin Connor.

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

Thomas Richardson of 231 Mountain Road appeared before the Commission, submitted his neighborhood notification receipts and verified the public hearing sign was properly posted.

Mr. Richardson provided an overview of his proposal.

Mr. Connor reviewed his memo to the Commission dated April 21, 2011.

No comments from the public. At 7:55 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Summers to APPROVE Special Exception 11-259

Applicant: Thomas W. Richardson
Location: 231 Mountain Road
Proposal: Reduction of front yard setback, Section 4.3, for covered breezeway

Motion seconded by Mr. Perosino, unanimously carried.

7. **Adjournment:**

MOTION by Mr. Summers to adjourn, seconded by Mr. Perosino, unanimously carried at 7:56 p.m.

Planning and Zoning Commission