

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
May 11, 2011**

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

Also Present: Martin Connor, AICP, City Planner

Not Present: Richard Calkins, Chairman  
Greg Perosino, Member  
Jim Bobinski, Alternate

1. **Call to Order:** Vice Chairman Greg Mele 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:**

Vice Chairman Greg Mele announced present and serving this evening will be Commissioners Paul Summers, Doris Murphy, Donna Greco, Christine Mele and Greg Mele. Also present is City Planner Martin Connor, AICP.

3. **Minutes for Approval:**

a. 4-27-11

MOTION by Mr. Summers to approve the 4-27-11 minutes, seconded by Ms. Murphy, motion carried with abstentions from Ms. Greco, Ms. Mele, and Mr. Mele.

4. **Old Business:**

None

5. **New Business:**

a. Site Plan 1007  
Applicant: Jake's Wayback Burgers  
Location: 320 East Elm Street  
Proposal: Construct 30' x 30' outdoor dining area

Pat Verderame of Jake's appeared before the Commission and explained they may not make the dining area this large. There will be 20 outdoor seats. She stated they currently exceed the parking requirements. A screening will be placed in front of the dumpster.

Mr. Connor read his 4-27-11 memo to the Commission.

Ms. Verderame stated she is going to explore whether or not to construct a wooden deck versus a brick/stone patio. Per Mr. Connor, she will write a letter to the Commission requesting a site plan modification if she decides to construct a deck instead. Ms. Verderame may serve alcohol in this outdoor area, and she will follow the Liquor Commission's requirements for doing so.

MOTION by Mr. Summers to APPROVE Site Plan 1007

Applicant: Jake's Wayback Burgers

Location: 320 East Elm Street

Proposal: Construct 30' x 30' outdoor dining area

with the following conditions:

1. The applicant shall address the comments from Ray Drew, Administrator, WPCA, to the City Planner dated 5/4/11.
2. The applicant shall address the comments from Assistant City Engineer Matt Walsh contained in an e-mail to the City Planner dated 5/4/11.
3. The applicant shall complete the TAHD requirements outlined by Dave Paquette, Sanitarian, TAHD, faxed memo dated 5/4/11.

MOTION seconded by Ms. Murphy, unanimously carried.

b. Site Plan 1009

Applicant: Charlotte Hungerford Hospital

Location: 7 Felicity Lane

Proposal: Construct concrete pad for outdoor, above-ground oxygen tank storage

Timothy Coon, Professional Engineer with J.R. Russo Associates appeared representing the Charlotte Hungerford Hospital. Mr. Coon gave a presentation of his proposal, referring to a site plan map.

Mr. Connor reviewed his memo dated 5-10-11 to the Commission. Brief discussion by Commission members and Mr. Connor followed.

MOTION by Mr. Summers to APPROVE Site Plan 1009

Applicant: Charlotte Hungerford Hospital

Location: 7 Felicity Lane

Proposal: Construct concrete pad for outdoor, above-ground oxygen tank storage.

With the following conditions:

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.
2. The proposed lighting shall utilize full cut-off fixtures.
3. Per Fire Chief John B. Fields letter to the City Planner dated May 5, 2011, Any/all hazardous materials stored within this container will require clear identifiable markings on the outside of the tank and on the fencing surrounding the tank. The readily visible markings will identify the hazardous contents within the tank for first responders arriving at an incident.

MOTION seconded by Ms. Murphy, unanimously carried.

**6. Public Hearing scheduled for 7:30 p.m., May 25, 2011, Council Chambers, Room 218, City Hall, 140 Main Street, Torrington, CT**

a. 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

Passed until 5-25-11.

**7. Adjournment:**

MOTION by Mr. Summers to adjourn, seconded by Ms. Murphy, motion unanimously carried at 7:26 p.m.

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