

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

Present: Richard Calkins, Chairman  
Greg Mele, Vice Chairman  
Doris Murphy, Member and IW Liaison  
Paul Summers, Member  
Jim Bobinski, Alternate  
Donna Greco, Member  
Christine Mele, Member

Also Present: Martin Connor, AICP; City Planner

Not Present: Greg Perosino, Member

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

Vice Chairman Greg Mele reviewed some of the information he obtained at last weekend's seminar at CCSU put on by CLEAR. It was an informative and refreshing seminar, and Torrington is right on target with the way business is being conducted at Commission meetings. Mr. Mele noted hats off to Marty Connor for his work, and keeping things in order and correct.

3. **Minutes for Approval:**

a. 10/12/11

Motion by Mr. Mele to approve the 10/12/11 minutes, seconded by Ms. Greco, unanimously carried. Commissioners Murphy, Summers, Christine Mele abstained from voting.

4. **Old Business:**

None

5. **New Business:**

\*\*\*\*\*

MOTION by Mr. Summers to add an agenda item by 2/3rds vote: memo from Kim Barbieri, recommended legal actions, seconded by Mr. Mele, unanimously carried.

Mr. Connor reviewed the memo.

MOTION by Mr. Mele to APPROVE a recommendation to Corporation Counsel to bring legal action forward on the following two properties:

1. 521/523 Harwinton Avenue, Enoch J. Little
2. 70 Red Oak Hill, Alan Rosa

MOTION seconded by Mr. Summers, unanimously carried.

\*\*\*\*\*

Mr. Summers provided an update to the Commission, an action has been filed for the Goshen Road property, it was just returned to court last week.

- a. Special Exception 11-266  
Applicant: A.J.K., LLC  
Location: Winsted Road, Assessor Map 236 Block 1 Lots 9, 10 and 11  
Proposal: Site excavation and processing of soil and rock, quarry renewal  
(Set public hearing date)

MOTION by Mr. Summers to set a public hearing date of December 14, 2011, seconded by Mr. Mele, unanimously carried.

- b. Special Exception 11-267  
Applicant: Wingstang Realty LLC  
Location: 95 Turner Avenue  
Proposal: Office use in the R6 zone (set public hearing date)

MOTION by Mr. Summers to set a public hearing date of December 14, 2011, seconded by Mr. Mele, unanimously carried.

- c. Site Plan 1023  
Applicant: MetroPCS Massachusetts LLC  
Location: 837 Charles Street  
Proposal: Install wireless communications facility on existing church

Andy Candiello, Virginia Drive, Lymaster, Mass. Appeared before the Commission. Mr. Candiello gave a presentation on the subject proposal.

Mr. Connor reviewed his memo to the Commission.

Brief discussion followed by the Commission/applicant.

MOTION by Mr. Mele to APPROVE Site Plan 1023

Applicant: Metro PCS Massachusetts LLC  
Location: 837 Charles Street  
Proposal: Install wireless communications facility on existing church

with the following conditions:

1. Per Addendum A.9.0. of the Regulations, after the facility is operational, within 90 days, existing measurements of radio frequency radiation (RFR), signed and certified by an RF Engineer, stating that the RFR measurements are accurate and meet the FCC guidelines shall be submitted.
2. An approval block shall be added to the final approved site development plan.
3. Per Fire Chief John B. Field's letter to the City Planner dated 10/24/11, the equipment shelter must comply with all applicable building and electrical codes.

MOTION seconded by Mr. Bobinski, unanimously carried.

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

- a. Special Exception 11-265  
Applicant: Stanley J. Marschat  
Location: 945 New Harwinton Road  
Proposal: Created apartment in existing shop/storage building, mixed use, no exterior changes

Chairman Calkins opened the public hearing at 7:36 p.m. and announced present and serving on the Commission this evening will be Donna Greco, Christine Mele, Greg Mele, Paul Summers, Doris Murphy, Jim Bobinski and Richard Calkins. Also present is City Planner Martin Connor.

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

Stanley J. Marschat of 945 New Harwinton Road appeared before the Commission and submitted his neighborhood notification receipts and verified his public hearing sign was properly posted. Mr. Marschat informed the Commission he has been there for approximately 38 years and he thought he was legal with all the proper permits in place.

Mr. Connor reviewed his memo dated 11/3/11 to the Commission.

There were no comments from the public.

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

MOTION by Mr. Mele to APPROVE Special Exception 11-265

Applicant: Stanley J. Marschat  
Location: 945 New Harwinton Road  
Proposal: Created apartment in existing shop/storage building, mixed use, no exterior changes

MOTION seconded by Mr. Summers, unanimously carried.

- d. Site Plan 1024  
Applicant: Michael Brodeur for Yankee Gas  
Location: 1707 East Main Street  
Proposal: 45' x 33' truck canopy for truck storage

Michael Brodeur of A/Z Corporation and Mike Siwicki of A/Z Corporation appeared representing Yankee Gas. They explained their proposal for an open air canopy to house three trucks to keep them out of the weather, and submitted a revised site plan. No exterior lighting is proposed, Mr. Connor noted if exterior lighting is proposed in the future, please contact the Land Use Office and full cut off lighting is required.

Mr. Connor reviewed his memo dated 11/1/11 to the Commission.

MOTION by Mr. Mele to APPROVE Site Plan 1024

Applicant: Michael Brodeur for Yankee Gas  
Location: 1707 East Main Street  
Proposal: 45' x 33' truck canopy for truck storage  
with the following conditions:

1. A Zoning information Table shall be added to the Survey Plan in accordance with Section 8.4.3 N of the Zoning Regulations. An Approval Block per Section 8.4.3 P of the Zoning Regulations shall be added to the Site Development Plan.
2. The applicant shall address the comments from Assistant City Engineer Matt Walsh contained in a memo to the City Engineer dated 10/31/11.
3. It is recommended that the applicant follow the recommendations from Fire Chief John Field, Jr., contained in an e-mail memo to the City Planner dated 10/24/11.

MOTION seconded by Mr. Summers, unanimously carried.

e. Site Plan 709

Applicant: Kevin and Sharon Mackiewicz (Bartoletti)

Location: 1143 New Litchfield Road

Proposal: Time extension for site plan approval, multi-family addition and associated parking.

Mr. Calkins noted this is merely a time extension for the Site Plan approval.

Mr. Connor reviewed his 10/31/11 memo to the Commission.

MOTION by Mr. Mele to APPROVE Site Plan 709

Applicant: Kevin and Sharon Mackiewicz (Bartoletti)

Location: 1143 New Litchfield Road

Proposal: Time extension for site plan approval, multi-family addition and associated parking.

New Site Plan expiration date: August 10, 2017.

MOTION seconded by Mr. Summers, unanimously carried.

**7. Adjournment:**

MOTION at 8:01 p.m. to adjourn by Mr. Summers, seconded by Mr. Mele, unanimously carried.