

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
January 11, 2012**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chairman
Greg Perosino, Member
Donna Greco, Alternate
Christine Mele, Alternate

Also Present: Martin Connor, AICP, City Planner

Not Present: Doris Murphy, Member and Inland Wetlands Liaison
Paul Summers, Member
Jim Bobinski, Alternate

1. Call to Order:

Chairman Richard Calkins called the meeting to order at 7:01 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. Attendance/Announcement by Chairman:

Chairman Richard Calkins announced serving on the Commission this evening will be Commissioners Greg Mele, Christine Mele, Greg Perosino, Donna Greco, and Richard Calkins. Also Present is Martin Connor, AICP, City Planner.

3. Minutes for Approval:

a. 12-14-11

MOTION by Mr. Mele to approve the 12/14/11 minutes, seconded by Mr. Perosino, unanimously carried.

4. Old Business:

a. Enforcement Update

Commissioners Summers is not present this evening, but he spoke with Chairman Calkins today, and Mr. Calkins provided an update on enforcement issues. Ace Outboard Motor on Route 4 (Goshen Road) has filed an appearance with the court to represent themselves, and an answer was required to be filed by them, and Ace Outboard Motor did not file that answer by the deadline. Mr. Summers suggested Corporation Counsel file a default with the court for failure to plead, and to move for a hearing and injunction. As far as Mr. Little and Mr. Rosa, an attorney has not filed for them, so apparently they are also representing themselves and an answer needs to be filed with the court by January 12, 2012. The Wolcott Avenue violation should be filed on the Land Records per Mr. Summers, and Mr. Connor has indicated that will be done.

Mr. Summers will have further updates at the next Commission meeting.

- b. Site Plan 1026
Applicant: Ursula Seiser
Location: 150 North Elm Street
Proposal: Contractor's storage and office use, expand parking

Mr. Calkins read a letter from the applicant requesting a time extension for the processing of this site plan application, as they have contracted a surveyor, Roger Deitlin, and the tenant is cleaning up the property. The applicant indicates they hope to be ready for the February 8, 2012 Commission meeting.

MOTION by Mr. Perosino to table this matter, seconded by Mr. Mele, unanimously carried.

5. New Business:

- a. Site Plan 1029
Applicant: Darcie Roy/National Sign Corp.
Location: 2065 East Main Street
Proposal: Two new signs, 33.8 sq. ft. and 49.7 sq. ft. for BKLS Chevrolet

Ms. Darcie Roy, 7 Burning Tree Lane, Wallingford, CT appeared before the Commission. Ms. Roy submitted some revised drawings, Mr. Connor noted the street address was added to the building. Ms. Roy briefly reviewed the signs and site plans. Mr. Connor noted where the street address was added in a prominent area, as suggested by the Architectural Review Committee.

Mr. Connor reviewed his memo to the Commission dated December 29, 2011. Ms. Roy received a favorable review from the Architectural Review Committee, with the addition of the street address.

MOTION by Mr. Mele to APPROVE Site Plan 1029

Applicant: Darcie Roy/National Sign Corp.
Location: 2065 East Main Street
Proposal: Two new signs, 33.8 sq. ft., and 49.7 sq. ft. for BKLS Chevrolet.
Motion seconded by Mr. Perosino, unanimously carried.

- b. Proposed Zone Change
Applicant: Frank Cirillo
Location: 361 South Main Street (Assessor Map 115 Block 13 Lot 8)
Proposal: Change zone to Local Business, currently R6 zone
(Set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of February 8, 2012, seconded by Mr. Mele, motion unanimously carried.

- c. Special Exception 11-269
Applicant: Gregory L. Mele
Location: 410 New Harwinton Road
Proposal: Accessory apartment in different building, R10s zone (Set public hearing)

MOTION by Mr. Perosino to set a public hearing date of February 8, 2012, seconded by Mr. Greco, motion carried with Mr. Greg Mele abstaining from voting.

Mr. Calkins and Mr. Connor reviewed information that had been sent to Mr. Calkins from LHCEO, Rick Lynn, regarding a meeting that will be held regarding State Plan of Conservation and Development and the OPM personnel will be there (State of Connecticut Office of Policy and Management). Mr. Connor stated this is important for Torrington, as we have to ensure it is not a conflict with our plan, particularly with important areas such as the sewer service areas, and areas

they are showing as conservation areas. Some towns such as Wallingford, have their biggest industrial park in an area that the State is showing as a conservation area. As a result, the State at one point was not going to give them money to upgrade their sewer infrastructure because it was classified as a conservation area. The meeting will be at the Goshen Town Hall February 15, 2012 from 7 - 9 p.m.

At 7:15 p.m. Chairman Calkins called a recess prior to public hearings.

6. Public Hearing scheduled for 7:30 p.m., January 11, 2012, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:

- a. Special Exception 11-268
Applicant: Brian Butler
Location: 478 Norfolk Road
Proposal: Addition within front yard setback

At 7:29 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Commissioners Greg Mele, Christine Mele, Greg Perosino, Donna Greco and Richard Calkins. Also present is Martin Connor, City Planner.

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

Brian Butler, applicant, appeared before the Commission and submitted his proof of mailing to adjoining property owners. Mr. Butler verified the public hearing sign was properly posted.

Mr. Butler gave a brief presentation of his proposal.

Mr. Calkins noted a decision from this Commission will come after the Inland Wetlands Commission makes their decision.

Brief discussion followed on the State of Connecticut right of way.

Mr. Connor read his memo to the Commission dated 12/29/11.

No comments from the public. At 7:41 p.m. Mr. Calkins declared the public hearing will be continued to this Commission's next meeting at 7:30 p.m. on February 8, 2012.

7. Public Hearing scheduled for 7:30 p.m., February 8, 2012, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:

- a. Applicant: Gregory L. Mele
Proposal: Proposed Amendment to Torrington Zoning Regulations to allow Bed and Breakfast facilities in the R-10s zone as a Special Exception, Section 3.0 Uses, Subsection 3.1, Tables of Uses, Section 4.95

Passed until February 8, 2012.

8. Adjournment:

MOTION by Mr. Mele to adjourn at 7:42 p.m, seconded by Ms. Mele, unanimously carried.

Planning and Zoning Commission