

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
March 14, 2012**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chairman
Paul Summers, Member
Greg Perosino, Member
Jim Bobinski, Alternate
Christine Mele, Alternate
Donna Greco, Alternate

Also present: Martin Connor, AICP; City Planner

Absent: Doris Murphy, Member and Inland Wetlands Liaison

1. **Call to Order:** 7:05 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. **Attendance/Announcement by Chairman:**

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

3. **Minutes for Approval:**

a. 2/8/12

MOTION by Mr. Mele to approve the 2/8/12 minutes, seconded by Ms. Greco, motion carried with Mr. Perosino abstaining from voting.

4. **Old Business:**

a. Enforcement Update

Mr. Summers updated the Commission on current enforcement/legal actions: Enoch Little of Harwinton Avenue has retained an attorney. Mr. Connor noted Mr. Little has been into the office and indicated he may sell his property. Mr. Greg Mantz who owns the boat repair shop on Goshen Road has found an investor to help him out, and help him locate another spot for his business. We are heading in the right direction.

Mr. Calkins noted the legal action on 287 Old Winsted Road will not be pursued at this point, all Cease and Desist orders will be removed and a new one issued. Site plan matters are the issue with this address.

Alan Rosa of 70 Red Oak Hill is representing himself and there is no update on that property.

b. Site Plan 1026

Applicant: Ursula Seiser
Location: 150 North Elm Street
Proposal: Contractor's storage and office use, expand parking

Ms. Ursula Seiser appeared before the Commission. Mr. Connor noted this is part of an enforcement action that started in 2009, the parcel is now compliant.

Mr. Connor reviewed his memo dated March 14, 2012.

MOTION by Mr. Mele to APPROVE Site Plan 1026

Applicant: Ursula Seiser

Location: 150 North Elm Street

Proposal: Contractor's storage and office use, expand parking with the following conditions:

1. The three outstanding zoning citations totaling \$450.00 shall be collected prior to final approval and filing of the recording mylar for the change of use.
2. The 20 ft buffer area on the west side property line shall be clearly marked in the field and grassed so that the contractor doesn't park vehicles in this area or pile landscape materials there.
3. The outside flood light shall be replaced with a full cut-off fixture per Section 5.17 of the Zoning Regulations.
4. It is recommended that the applicant follow the advice of the Fire Chief contained in his letter to the City Planner dated 12/13/11.

Motion seconded by Mr. Bobinski, unanimously carried.

5. New Business:

a. Site Plan 1034

Applicant: Torrington Little League

Location: 200 Middle School Drive

Proposal: 24' x 24' Concession Stand

Kim Deep, President of Torrington Little League and Chris Carptek, Vice President of Torrington Little League, appeared before the Commission and explained their proposal for a concession stand. Their future plans will include lighting for the fields, which will be accomplished through sales from the concession stand.

Mr. Connor reviewed his memo to the Commission dated February 22, 2012.

MOTION by Mr. Mele to APPROVE Site Plan 1034

Applicant: Torrington Little League

Location: 200 Middle School Drive

Proposal: 24' x 24' Concession Stand

The Commission hereby grants a waiver of the full site plan requirements per Section 8.4.4 of the Zoning Regulations. Motion seconded by Mr. Perosino, unanimously carried.

b. Special Exception 12-270

Applicant: Gregory L. Mele

Location: 410 New Harwinton Road

Proposal: Bed and breakfast facility (Set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of April 11, 2012, seconded by Mr. Summers, unanimously carried. Mr. Mele abstained from voting on this matter.

- c. Zone Change
Applicant: Gregory L. Mele
Location: 10 Hayes Street, 234 Oak Avenue, 240 Oak Avenue, 250 Oak Avenue
(Assessor Map 128, Block 5, Lots 1, 2, 3, 4)
Proposal: Proposal Zone Change from R-6 to Industrial
(Set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of April 11, 2012, seconded by Mr. Bobinski, unanimously carried. Mr. Greg Mele abstained from voting on this matter.

- d. Site Plan 1037
Applicant: Shawn V. Pace
Location: 560, 574 & 576 South Main Street
Proposal: Construct two commercial buildings, each 50' x 120'

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

- e. Site Plan 1038
Applicant: Colby Engineering and Consulting
Location: Migeon Avenue, Assessor's Map 222-5-35
Proposal: Construct two commercial buildings, 2,400 sq. ft. and 2,800 sq. ft.

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

6. Adjournment:

At 7:28 p.m., motion by Mr. Perosino to adjourn, seconded by Mr. Mele, unanimously carried.