

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

Present: Richard Calkins, Chairman  
Greg Mele, Vice Chairman  
Greg Perosino, Member  
Doris Murphy, Member and Wetlands Liaison  
Donna Greco, Alternate  
Christine Mele, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Paul Summers, Member  
James Bobinski, Alternate

1. **Call to Order:** 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 on the Commission this evening will be Greg Mele, Greg Perosino, Doris Murphy, Donna Greco, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor.

3. **Minutes for Approval:**

a. 3-14-12

MOTION by Mr. Mele to approve the 3/12/12 minutes, seconded by Mr. Perosino, motion carried with Ms. Murphy abstaining from voting.

4. **Old Business:**

a. Enforcement Update

Commissioner Summers was not present. Mr. Connor noted additional photos have been taken for the Red Oak Hill situation, which is being monitored and documented. Hopefully a resolution is upcoming for the Ace Marine site.

b. 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 application, seconded by Mr. Perosino, unanimously carried.

c. 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. Mele to table this application, seconded by Mr. Perosino, unanimously carried.

5. New Business:

- a. Site Plan 1042  
Applicant: Ace Marine Service Inc/Gregory Mantz  
Location: 535 Migeon Avenue (Building 4 and 4A)  
Proposal: Change of use to boat repair and storage (former manufacturing)

Greg Mantz, 906 Highland Avenue, Torrington, CT, appeared before the Commission as the owner of Ace Marine Services Inc. The storage, boat maintenance and boat cleaning are proposed to be moved to 535 Migeon Avenue. The retail portion will remain on Goshen Road.

Mr. Connor reviewed his memo dated 4/10/12.

MOTION by Mr. Mele to APPROVE Site Plan 1042

Applicant: Ace Marine Service/Gregory Mantz  
Location: 535 Migeon Ave.  
Proposal: Change of use from manufacturing to warehouse, boat cleaning & repair with the following conditions:

1. The applicant shall address the comments from Ray, Drew, Administrator, WPCA, contained in an e-mail memo to the City Planner dated 4-9-12
2. It is recommended that the applicant follow the advice of the Fire Chief contained in his letter to the City Planner dated 4-9-12.
3. Per the Engineering Departments comments dated 4-10-12, the buildings in the complex shall be addressed in accordance with the addresses assigned by City Engineer Ed Fabbri 4-1-12. The correct address for Building 4 & 4A is 511 Migeon Ave.
4. Per the recommendation of Kim Barbieri, CZ&WEO, in her 4-11-12 memo to the City Planner, 3 non-deciduous evergreen trees, a minimum height of 8 ft, shall be planted to provide a buffer of the operations from the adjacent residential properties. All oil changes, fluid changes, cleaning etc shall be performed under the wash canopy or inside the building.

MOTION seconded by Greg Perosino, unanimously carried.

- b. Site Plan 1043  
Applicant: Brooker Memorial, Cathy Doyle  
Location: 157 Litchfield Street  
Proposal: Additions and renovations to Maria Seymour Brooker Memorial

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

6. Public Hearings Scheduled for Wednesday, April 11, 2012, 7:30 p.m., City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:

- a. 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

Mr. Greg Mele recused himself from this portion of the meeting.

At 7:32 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Commissioners Donna Greco, Christine Mele, Greg Perosino, Doris Murphy and Richard Calkins.

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

Attorney Peter Herbst of 365 Prospect Street, Torrington, appeared before the Commission. Mr. Herbst verified the public hearing signs were properly posted, and submitted photographs of said signs and a letter from the applicant regarding the proper posting of the public hearing signage. Notice was provided to adjacent property owners, and notification receipts were provided to the Chairman.

Mr. Herbst provided a detailed presentation of the proposal, referring to site maps.

Mr. Connor read his memo to the Commission dated 4/2/12.

Chairman Calkins opened the hearing to the public.

Eugene Marconi, 75 Pierce Street, appeared before the Commission in opposition.

William Chamberlain of 278 Oak Avenue appeared in opposition.

At 8:15 p.m. Chairman Calkins declared the public hearing closed and a decision will be forthcoming within 65 days.

- b. Special Exception 12-270
  - Applicant: Gregory L. Mele
  - Location: 410 New Harwinton Road
  - Proposal: Bed and breakfast facility

At 8:16 p.m. Chairman Calkins opened the public hearing. Mr. Greg Mele recused himself from this portion of the meeting and left the meeting room. Mr. Calkins stated serving on the Commission this evening will be Commissioners Donna Greco, Christine Mele, Greg Perosino, Doris Murphy and Richard Calkins.

Attorney Peter Herbst, 365 Prospect Street, Torrington, appeared representing the applicant. Mr. Herbst verified the public hearing sign was properly posted on the property and read a letter from the applicant Mr. Mele as well verifying the sign was properly placed. Two photographs of the sign were submitted. Mr. Herbst provided the Commission with a list of abutting property owners and the postal notification receipts.

Mr. Herbst gave a detailed presentation of the proposal.

Mr. Connor read his memo to the Commission dated 4/2/12.

Mr. Calkins opened the hearing to the public.

Melissa Santoro, Norton Street, appeared for her mother who lives on 56 Fairlawn Drive, in opposition.

At 8:36 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Perosino to APPROVE Special Exception 12-270

- Applicant: Gregory L. Mele
- Location: 410 New Harwinton Road
- Proposal: Bed and Breakfast facility

with the following conditions:

1. The applicant file for a Sewer Discharge Permit, submit the capacity reserve fee, if required, and submit details to the W.P.C.A., per Ray Drew's letter to the applicant dated 3/27/12, prior to issuance of a Zoning Permit for the B & B.
2. The applicant shall contact the Torrington Area Health District and obtain a Food Operator's License if required for the B&B use proposed.

3. It is recommended that the applicant follow the advice of Fire Chief John B. Field Jr., contained in his letter to the City Planner dated 3/19/12.  
MOTION seconded by Ms. Murphy, unanimously carried.

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Commissioner Greg Mele returned to the meeting at this time.

MOTION by Mr. Perosino to add to the agenda by 2/3rds vote the following two items to set for public hearing date, motion seconded by Mr. Mele, unanimously carried.

Special Exception 12-271 / Site Plan 1044

Applicant: Doug Korfel  
Location: 500 Technology Park Drive (lot 10)  
Proposal: Reduction of sideyard setback to 50 feet (required 75 feet)  
Section 4.14 Industrial Park sideyard setback. Construct  
40' x 80' commercial building

MOTION by Mr. Perosino to set a public hearing date of May 9, 2012, seconded by Mr. Mele, unanimously carried.

Zoning Regulation Amendment Proposal

Applicant: City of Torrington Planning and Zoning Commission  
Proposal: Proposed amendments to Torrington Zoning Regulations, Abuse/Mental Health,  
Medical Marijuana Dispensary Overlay Zone (ASM Zone) New Section 4.16

MOTION by Mr. Perosino to set a public hearing date of April 25, 2012, seconded by Mr. Mele, unanimously carried.

**7. Adjournment:**

MOTION by Mr. Perosino to adjourn at 8:40 p.m., seconded by Mr. Mele, unanimously carried.