

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
June 13, 2012**

Present: Richard Calkins, Chairman  
Greg Mele, Vice Chairman  
Greg Perosino, Member  
Paul Summers, Member  
Christine Mele, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Doris Murphy, Member and IWC Liaison  
Jim Bobinski, Alternate  
Donna Greco, Alternate

1. **Call to Order:** Chairman Richard Calkins called the meeting to order at 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, Christine Mele, Greg Perosino, Paul Summers, and Richard Calkins. Also present is City Planner Martin Connor.

3. **Minutes for Approval:**

- a. 5-25-12

MOTION by Mr. Mele to approve the 5-25-12 minutes, seconded by Ms. Mele, motion carried with Mr. Perosino and Mr. Summers abstaining from voting.

4. **Old Business:**

- a. Enforcement Update

Mr. Connor informed the Commission of the result of the lawsuit against the City regarding a billboard, where our former Zoning Officer Mike O'Neil had written a Cease and Desist Order, next door to the Lombardi's Bakery on lower East Main Street. A lawsuit was filed against the City in Federal Court for discrimination because we didn't take action on the owners of the Torrington DownTown Partners who own the building with the Coca Cola sign. The Federal Judge threw out the lawsuit.

Mr. Connor stated the Enoch Little violation is on hold, as his property is on the tax sale list, and if the property is purchased, the violation could be resolved.

Regarding Mr. Rosa on Red Oak Hill, Mr. Rosa is pro se and he has filed a motion to strike. Mr. Rosa is stalling. The City's Corporation Counsel is working on the Buddy Milo case, where the Zoning Board of Appeals upheld the Cease and Desist Order from putting all the signs under the canopy, which Mr. Milo says is a building.

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

The applicant's engineer William Colby submitted a request to withdraw this application.

**5. New Business:**

- a. Location Approval  
Applicant: Automatic Load Cover, LLC  
Location: 323 Technology Park Drive  
Proposal: General Repairer's License (set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of July 11, 2012, seconded by Mr. Mele, unanimously carried.

**6. Public hearing scheduled for Wednesday, June 27, 2012, 7:30 p.m.; City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:**

- a. Special Exception 12-272  
Applicant: Litchfield Hills Bible Church, c/o William Allen, Pastor  
Location: 379 Goshen Road  
Proposal: Use of a portion of the existing building as a church (2,428 sq. ft.)

Passed until 6/27/12.

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Mr. Mele spoke of the reviews done on his recently approved site plan application, and the lack of review done by the Building Department. The building is being constructed very close to the property line, which requires a fire rated wall. The approval and review process was discussed.

**7. Adjournment:**

MOTION by Mr. Mele to adjourn at 7:25 p.m., seconded by Mr. Perosino, unanimously carried.