

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
June 27, 2012**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chairman
Doris Murphy, Member and Inland Wetlands Liaison
Paul Summers, Member
Greg Perosino, Member
Jim Bobinski, Alternate
Christine Mele, Alternate

Also Present: Martin Connor, AICP; City Planner

Note Present: Donna Greco, Alternate

1. **Call to Order:** Chairman Richard Calkins called the meeting to order at 7:16 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, Greg Perosino, Jim Bobinski, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor.

3. **Minutes for Approval:**

- a. 6-13-12

MOTION by Mr. Perosino to approve the 6/13/12 minutes, seconded by Mr. Summers, motion carried with Ms. Murphy and Mr. Bobinski from abstaining.

4. **Old Business:**

- a. Enforcement Update

Mr. Connor updated the Commission regarding Ace Marine Outboard on Goshen Road. A meeting was held with Corporation Counsel Ernestine Weaver, Kimberly Barbieri, Martin Connor, Attorney Chuck Brower and the two principals of Ace Marine. The violation was reviewed, what the owner is being asked to do. Hopefully this issue will be resolved. The site is better, but it is still a violation.

No new information on Enoch Little or the Red Oak Hill violation.

5. **New Business:**

- a. Site Plan 1048
Applicant: Hocon Gas, Inc.
Location: 106 Harris Drive
Proposal: Construction of two storage buildings at an existing bulk propane facility

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

Mr. Connor reviewed the changes effective October 1, 2012 regarding expiration date changes for Wetlands Permits, which will mirror expiration dates for Planning and Zoning if it is the same project. The wetlands expiration date will go to at least the same date as Planning and Zoning dates, if it is the same project. Extensions are available the same way.

At 7:22 p.m. the Commission went into recess before public hearing.

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.)

At 7:30 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Paul Summers, Doris Murphy, Jim Bobinski, Greg Perosino, Greg Mele, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor.

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

Attorney Peter Herbst, 365 Prospect Street, Torrington, appeared representing the applicant. Also present were the church's pastor Bill Allen, and two of the churches elders, Gary Matcheson and Bill Pepper. Mr. Herbst provided the Commission with receipts and a copy of the letter sent to abutting property owners. Mr. Herbst verified the public hearing sign was properly placed on site, and Pastor Allan and Mr. Matcheson checked on the sign to verify it was properly posted every day. Mr. Herbst submitted photos of the posted public hearing sign.

Mr. Herbst explained Litchfield Hills Bible Church is moving to this site from Winchester. The weekly attendance averages 31 - 33 people per week, which includes children in the Sunday school program. The church meets at 10:00 on Sundays and occasionally during the week and sometimes on Sunday evenings. Sometimes weekday meetings are held at a member's home.

Referring to the site map, Mr. Herbst provided site details, seating information, landscaping requirements, parking information, etc.

Mr. Connor read his memo to the Commission dated June 25, 2012. A favorable report has been received regarding wetlands issues. Mr. Connor noted a request for voluntary compliance for the increased outside storage will be issued to the property owner and Kennedy Electric.

Brief discussion followed between Commission members and Mr. Herbst regarding fire protection. Parking was discussed as well. Other uses of the building were briefly reviewed.

Joyce Birch, 187 Lovers Lane, #18, Torrington, appeared. She is the former President of the condo association on Lovers Lane. Ms. Birch questioned what materials were being stored at the pool company. Mr. Calkins recommended Ms. Birch contact the Fire Department, as they conduct yearly reviews of commercial buildings. Mr. Connor reviewed the Request for Voluntary Compliance he recently issued.

Pastor Allen thanked the Commission and Mr. Connor and told Ms. Birch they will be good neighbors.

At 7:56 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE 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.)

With the following conditions:

1. The applicant shall submit a bond estimate to be reviewed and approved by the City Planner for the proposed landscaping. A bond in a form acceptable to the Corporation Counsel shall be posted prior to issuance of the Zoning Permit for the change of use.
2. Per WPCA Administrator, Ray Drew, the applicant shall submit an Application for Sewer Discharge Permit and remit the required Capacity Reserve Fee (if required) and information as per Mr. Drew's memo to the City Planner dated 6/21/12.
3. It is recommended that the applicant follow the advice of Fire Chief John B. Field, Jr., contained in a memo to the City Planner dated 6/22/12.

MOTION seconded by Mr. Perosino, motion unanimously carried.

7. Public hearing scheduled for Wednesday, July 11, 2012, 7:30 p.m.; City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:

- a Location Approval
Applicant: Automatic Load Cover, LLC
Location: 323 Technology Park Drive
Proposal: General Repairer's License

Passed until 7/11/12.

8. Adjournment:

MOTION by Mr. Perosino to adjourn at 7:58 p.m, seconded by Mr. Mele, unanimously carried.