

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

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

Also Present: Martin Connor, AICP, City Planner

Not Present: Greg Perosino, Member
Jim Bobinski, Alternate

1. **Call to Order:** 7:00 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

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

Chairman Richard Calkins called the meeting to order at 7:00 p.m., and announced present and serving on the Commission this evening will be Greg Mele, Doris Murphy, Paul Summers, Donna Greco, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor.

3. **Minutes for Approval:**

a. 6-27-12

MOTION by Mr. Summers to approve the 6/27/12 minutes, seconded by Mr. Mele, motion carried with Ms. Greco abstaining from voting.

4. **Old Business:**

a. Enforcement Update

No updates per Mr. Connor and Mr. Summers.

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

Mr. Calkins recused himself on this application, and turned the meeting over to Vice Chairman Greg Mele.

Todd Parsons with Lenard Engineering appeared representing the applicant. Mr. Parsons reviewed the site map and provided site details. This is in the Industrial Zone. In 2005 approval was received to construct two large propane tanks.

Mr. Connor read his memo to the Commission dated July 6, 2012. This proposal is for two storage buildings for their equipment, not propane tank/storage.

MOTION by Ms. Mele to APPROVE Site Plan 1048

Applicant: Hocon Gas, Inc.

Location: 106 Harris Drive

Proposal: Construction of two storage buildings at an existing bulk propane facility

with the following conditions:

1. The comments contained in a memo from Kim Barbieri, CZ&WEO, to the City Planner dated 6/25/12 shall be addressed by the applicant.
2. Per the Engineering Departments comments dated 7/5/12, the buildings in the complex shall be addressed in accordance with the addresses assigned by City Engineer Ed Fabbri and drainage calculations shall be submitted to the Engineering Department that show that the existing ponds were indeed constructed for the full build out of the site and that there is sufficient capacity for the increase in runoff from the newly created impervious surfaces.
3. Torrington Area Health District approval is required for the proposed septic system and well connection. No Zoning Permit shall be issued until approval from the TAHD has been obtained.
4. It is recommended that the applicant follow the advice of the Fire Chief contained in his letter to the City Planner dated June 22, 2012.

MOTION seconded by Mr. Summers, unanimously carried.

Chairman Richard Calkins returned at this time.

b. Site Plan 1049

Applicant: Borghesi Building & Engineering Co., Inc.

Location: 1891 East Main Street

Proposal: Construct 1,350 sq. ft. ice cream retail shop

Allan Borghesi of Borghesi Building & Engineering Co., Inc. appeared and explained his proposal for a new building for a retail ice cream shop. Parking was discussed.

Mr. Connor read his memo dated July 9, 2012 to the Commission.

MOTION by Mr. Mele to APPROVE Site Plan 1049

Applicant: Borghesi Building & Engineering Co., Inc.

Location: 1891 East Main Street

Proposal: Construct 1,350 sq. ft. ice cream retail shop

with the following conditions:

1. The applicant shall address the comments from Assistant City Engineer, Matt Walsh, contained in his memo to the City Planner dated 7/11/12.
2. The applicant shall address the comments from WPCA Administrator, Ray Drew, contained in his memo to the City Planner dated 7/9/12.
3. It is recommended that the applicant follow the advice of the Acting Fire Chief contained in his letter to the City Planner dated July 3, 2012.
4. The applicant shall address the comments from Kim Barbieri, CZ&WEO, in her memo to the City Planner dated 7/11/12.

MOTION seconded by Mr. Summers, unanimously carried.

6. 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

At 7:34 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Donna Greco, Christine Mele, Greg Mele, Doris Murphy, Paul Summers and Richard Calkins. Also in attendance is City Planner Martin Connor.

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

Tyler Birden of Automatic Load Cover, LLC appeared before the Commission and presented the neighborhood notification receipts and Mr. Birden verified the public hearing sign was properly posted at the site. Mr. Birden explained their proposal to pick up multiple trucks, transport to their facility and fit with one of their products. This repair plate would allow them to have passengers in the truck and transport more vehicles. They need two to three plates which will allow them to be more flexible with their business.

Mr. Calkins inquired if actual repairs would be done on their site, and Mr. Birden responded no, just installing their products on the trucks. 99% of vehicles coming would be new vehicles, not registered to the final user yet. It's not legal for Mr. Birden or someone not associated with the original dealer to use one of their plates, for insurance purposes, etc.

Mr. Calkins inquired if the repairer's license goes with the business, and Mr. Connor responded it will go with Mr. Birden. Auto repair is not allowed in this zone, the use is manufacturing which would have to remain at the site. This is the license Mr. Birden uses to get his proper plates for transport. Mr. Calkins stated a motor vehicle repair business as a use is not appropriate there. Mr. Connor noted the protection is the Commission is not changing the use, Mr. Birden is on record with them, and Mr. Connor's memo clearly states the use is not changing, it is clearly a manufacturing use.

In response to questions from Ms. Murphy, Mr. Connor explained the Location Approval process, and what would occur if a new person were to purchase this business.

Mr. Mele asked if the applicant would provide a brief description of his business for the record. Mr. Birden responded he manufactures hydraulic and manual cover systems for dump trucks, trailers, roll-offs, etc., and it is all new products we manufacture 99% of it in house. They do final assemble at their site, it is mainly cover systems for trucks and trailers. They keep a small quantity of hydraulic oil on site, but most of their work is done on vehicles that have central hydraulics on them. When the truck comes to them, the valve section is already installed, so they put their components on there and they don't have to handle the hydraulic oil.

Mr. Connor read his memo to the Commission dated July 9, 2012.

No comments from the public.

At 7:47 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Location Approval

Applicant: Automatic Load Cover, LLC

Location: 323 Technology Park Drive

Proposal: General Repairer's License

Motion seconded by Mr. Summers, unanimously approved.

c. Special Exception / Site Plan

Applicant: O & G Industries Inc.

Location: 3345 Winsted Road

Assessor Map 242 and 241, Block 1, Lots, 5, 8, 9, 10, 11

Proposal: Excavation, rock quarry, bi-annual renewal (Set public hearing date)

MOTION by Mr. Summers to set a public hearing date of August 8, 2012, seconded by Mr. Mele, unanimously carried.

- d. Site Plan 1050
Applicant: Sunset Hill Restoration
Location: 30 Peck Road
Proposal: Construct water quality basin, minor regrading and repave parking area

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

- e. Zone Change and Site Plan 1051
Applicant: Hartford Dispensary
Location: 241 Kennedy Drive
Proposal: Zone Change from IP, Industrial Park Zone to Alternate Incarceration, Substance Abuse/Mental Health, Medical Marijuana Dispensary Overlay Zone (ASM Zone) and Site Plan application for Torrington Health and Recovery Center (Set public hearing date)

MOTION by Mr. Summers to set a public hearing date of September 12, 2012, seconded by Mr. Mele, unanimously carried.

7. **Adjournment:**

At 7:50 p.m., Motion by Mr. Mele to adjourn, seconded by Mr. Summers, unanimously carried.