

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
May 8, 2013**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chairman
Paul Summers, Member
Greg Perosino, Member
Christine Mele, Alternate
Jim Bobinski, Alternate
Doris Murphy, Member/Secretary/
Inland Wetlands Liaison, arrived 7:03 p.m.

Also Present: Martin Connor, AICP, City Planner

Not Present: Donna Greco, Alternate

1. Call to Order:

Chairman Richard Calkins called the meeting to order at 7:00 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 Paul Summers, Jim Bobinski, Greg Perosino, Christine Mele, Greg Mele and Richard Calkins. Also in attendance is City Planner Martin Connor.

3. Minutes for Approval:

a. 4/10/13

MOTION by Mr. Perosino to approve the 4/10/13 minutes, seconded by Mr. Mele, motion carried. Commissioner Summers abstained from voting.

4. Old Business:

a. Enforcement Update

No more recent updates from Mr. Summers to report.

- b. Site Plan 1074
Applicant: Hartford Dispensary, c/o Diane Whitney
Location: 140 Commercial Blvd.
(Assessor Map 122-8-42)
Proposal: Torrington Health and Recovery Center

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

5. New Business:

- a. Site Plan 1076
Applicant: Shawn V. Pace
Location: 560, 576 South Main Street, 71 Lincoln Ave.
(Assessor Map 115 Block 11 Lots 11, 14, 322)
Proposal: Construct 50' x 176' commercial building

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

- b. Site Plan 1080
Applicant: Fuel Cell Energy, LLC; Gordon Brookes
Location: 539 Technology Park Drive
Proposal: Install 24' x 64' temporary office trailer

Gordon Brookes of Fuel Cell Energy appeared before the Commission and explained his proposal to install a temporary office trailer. (At 7:03 p.m. Commissioner Murphy arrived).

This is a double trailer, office modular unit. Mr. Brookes stated additional hires are taking place, and they need additional office space.

Mr. Connor read his memo dated May 6, 2013 to the Commission. The Engineering Office has responded they have no comments on this application. WPCA has submitted a memo dated 5/3/13.

MOTION by Mr. Mele to APPROVE Site Plan 1080
Applicant: Fuel Cell Energy, LLC; Gordon Brookes
Location: 539 Technology Park Drive
Proposal: Install 24' x 64' temporary office trailer
with the following conditions:

1. The applicant shall address the comments of WPCA Administrator Ray Drew in his memo dated 5/3/13 to City Planner Martin Connor.
MOTION seconded by Mr. Perosino, unanimously carried.

- c. Vote to move forward with legal action on two properties:
3394 Tarringford Street, Pauline Sullivan
761 Migeon Avenue, Mathias F. Auer LLC, A to Z Driveline

Ms. Doris Murphy recused herself from this agenda item.

Mr. Calkins referenced the memo provided by Ms. Barbieri, CZWEO, outlining the timeline, there has been much stalling on the parts of the applicant/property owners. Progress is not being made on these properties.

Mr. Connor reviewed current conditions of the Mantz property on the Goshen Road, a trailer needs to be moved as part of a stipulated agreement.

Ms. Mele noted a property on the corner of East Main and Pearl Street, where she saw kids playing in an alcove with a junk vehicle or parts. Mr. Connor stated this will be looked into.

Mr. Calkins noted the gate is down again at the downtown shopping plaza (99 restaurant location).

MOTION by Mr. Mele to approve a recommendation to Corporation Counsel to bring legal action forward on the following two properties:

1. 3394 Tarringford Street, Pauline Sullivan
2. 761 Migeon Avenue, Mathias F. Auer LLC, A to Z Driveline

MOTION seconded by Mr. Perosino, motion carried. (Ms. Murphy recused herself)

6. Adjournment:

At 7:17 p.m., MOTION by Mr. Summers to adjourn, seconded by Mr. Perosino, unanimously carried.