

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
June 26, 2013**

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

Also Present: Martin Connor, AICP, City Planner

Not Present: Jim Bobinski, 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 Calkins announced present and serving on the Commission this evening will be Paul Summers, Greg Mele, Doris Murphy, Chris Mele, Greg Perosino, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

Mr. Calkins noted there will be a tour of the WPCA Facility, 525 Bougue Road, Harwinton, CT, scheduled for Thursday, July 11, 2013, 6:30 p.m. for the PZC, Inland Wetlands Commission & Conservation Commission. A short meet and greet will follow at Carvel's Ice Cream, 650 South Main Street. A Special Meeting Agenda Notice will be mailed to the Commission

**3. Minutes for Approval:**

a. 6/12/13

MOTION by Mr. Perosino to approve the 5/22/13 minutes, seconded by Mr. Summers, unanimously carried.

**4. Old Business:**

a. Enforcement Update

Mr. Summers indicated the City will be in Court July 1, 2013, for a contempt of court action on the Rosa enforcement violation, Red Oak Hill.

- b. Site Plan 1083
  - Applicant: BL Companies for JoAnn Fabrics
  - Location: 39 South Main Street
  - Proposal: Facade Improvements, new signage over 35 square feet; for 15,550 square foot JoAnn Fabrics retail store

Steven Iovvna, AIA, and Fernanda Alves, Designer, BL Companies were present and reviewed the proposed signage and façade improvements planned for JoAnn Fabrics. Kim Barbieri, CZ&WEO reviewed the sign plan and in an e-mail memo to the City Planner and Designer indicated the signage proposed was in conformance with the Regulations. The ARC Committee reviewed the plans at their June 6, 2013 meeting and made a favorable recommendation on the project.

MOTION by Mr. Mele to approve the Facade Improvements, new signage over 35 square feet; for a 15,550 square foot JoAnn Fabrics retail store, seconded by Mr. Perosino, unanimously carried.

5. **New Business:**

- a. Site Plan 1088
  - Applicant: Borghesi Building & Engineering Co.
  - Location: 1 Technology Park Drive
  - Proposal: 18,900 square foot addition to Wittman Robotic

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

- b. Request from Jean Lecours Discussion - 1188 New Litchfield St., Non-conforming property, change of use from Office to Beauty Salon. The Commission and Mr. and Mrs. Lecours discussed her letter to the Commission dated June 10, 2013, and a letter from City Planner, Martin J Connor, AICP, dated June 4, 2013, to Mrs. Lecours discussing this property and Zoning Regulations Section 5.12.4, "Changes in Use of Existing Structures." The Commission reviewed with Mr. and Mrs. Lecours various uses other than the present office use that would conform to Section 5.12.4. In order for a beauty salon use to be approved a change in the parking regulation formula for beauty salons would have to occur.

6. **Public Hearing Scheduled for July 10, 2013, 7:30 p.m., City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT**

- a. Site Plan 1086 and Special Exception 13-277
  - Applicant: Gene Barbero
  - Location: 450 South Main Street
  - Proposal: Construct new multi-family residence, 15 units. Section 6.8.

7. **Adjournment:**

MOTION by Mr. Perosino to adjourn, seconded by Ms. Greco, unanimously carried at 7:30 p.m.



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Martin J Connor, AICP, City Planner  
Land Use Office  
City of Torrington