

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
July 10, 2013**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chairman
Doris Murphy, Member and IWC Liaison
Jim Bobinski, Alternate
Donna Greco, Alternate
Christine Mele, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Paul Summers, Member
Greg Perosino, Member

1. Call to Order:

Chairman Calkins called the meeting to order at 7:01 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 Commissioners Jim Bobinski, Doris Murphy, Greg Mele, Donna Greco, Christine Mele and Richard Calkins. Also in attendance is City Planner Martin Connor, AICP.

Mr. Calkins announced the Special Meeting occurring at the Water Pollution Control Authority on Thursday, July 11, 2013 at 6:30 p.m. for a tour of the facility. Mr. Connor noted Kimberly Barbieri, CZWEO, has put this meeting together at the request of various Commission members who are interested in learning more about how the facility operates.

3. Minutes for Approval:

a. 6/26/13

MOTION by Mr. Mele to approve the 6/26/13 minutes, seconded by Ms. Murphy, motion carried with Mr. Bobinski abstaining from voting.

4. Old Business:

a. Enforcement Update

No new information to update, per Mr. Connor. At the last meeting, the Commission voted to have Corporation Counsel pursue the Matthias Auer matter on Migeon Avenue through the Court system. Mr. Auer had dropped off a site plan with no application and no fee. Mr. Auer and his attorney Jerry Sanchy have met with the City's Corporation Counsel, and no information to report as of today.

b. Site Plan 1088

Applicant: Borghesi Building & Engineering Co.
Location: 37 Technology Park Drive
Proposal: 18,900 square foot addition to Wittman Robotics

Gary Capitanio with Borghesi Building and Engineering appeared representing Wittman Robotics. Dave Caney from Wittman Robotics is present tonight if the Commission has any specific questions on the operation of their business.

Mr. Capitanio reviewed the proposal for 18, 900 square foot addition, referring to site plan maps.

Mr. Connor read the memo from Assistant City Engineer Matt Walsh, which should be included as a condition of approval. Mr. Connor also read his member dated 7/5/13 to the Commission.

As a member of the Economic Development Commission, Mr. Mele inquired if there is an anticipated personnel increase. Mr. Caney responded they have added on a couple sales people. They will probably need an additional three people to their staff.

MOTION by Mr. Mele to APPROVE Site Plan 1088

Applicant: Borghesi Building and Engineering Co., Inc.
Location: 37 Technology Park Drive
Proposal: 18,900 square foot addition to Wittman Robot

with the following conditions:

1. The Architectural Plans, sheets A1-2 shall be signed and sealed by the architect for the project in accordance with Section 8.4.3 of the Zoning Regulations.
2. The applicant's engineer shall submit a revised drainage plan along with sizing calculations and water calculations for review/approval by the City's Engineering Department.
3. A grading permit shall be required per Section 7.3.3 of the Zoning Regulations and a bond posted for the erosion and sedimentation controls. The bond shall be in an amount acceptable to the City Planner and in a form acceptable to the Corporation Counsel. The bond shall be posted prior to issuance of a zoning permit.
4. The applicant shall update the existing Sewer Discharge Permit for the addition.
5. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated 6/17/13.

Motion seconded by Ms. Greco, unanimously carried.

5. New Business:

a. Site Plan 1089

Applicant: POAH Tarringford West LLC
Location: 356 Tarringford West Street
Proposal: Community Room Addition

Motion by Mr. Mele to table this proposal, seconded by Ms. Murphy, unanimously carried.

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- b. Resubdivision
Applicant: Susman, Duffy & Segaloff, PC
Location: 356 Toringford West Street
Proposal: Two lot resubdivision (set public hearing date)

MOTION by Mr. Mele to set a public hearing date of August 14, 2013, seconded by Ms. Greco, unanimously carried.

MOTION by Mr. Mele to add to the agenda by 2/3rds vote, seconded by Ms. Murphy, unanimously carried:
Canfield Farms 11 lot resubdivision; 3254 Toringford Street, time extension request.
Proposal: Resubdivision time extension request

Mr. Connor briefly reviewed the history and approval timing of this Resubdivision. He recommended a full extension to March 12, 2022.

MOTION by Mr. Mele to APPROVE Canfield Farms 11 lot resubdivision, 3254 Toringford Street, time extension request
Applicant: Albert J. Dwyer, Mastercraft Custom Homes, LLC
Location: 3254 Toringford Street
Proposal: Resubdivision time extension request
New expiration date: March 12, 2022
Motion seconded by Ms. Murphy, unanimously carried.

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.

Mr. Calkins read a letter from applicant Gene Barbero requesting more time to complete the engineering and granting a 35 day extension. The public hearing will be held on August 14, 2013 at 7:30 p.m.

7. Adjournment:

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