

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
August 14, 2013**

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

Also Present: Martin Connor, AICP, City Planner

Not Present: Paul Summers, Member
Greg Perosino, Member

1. Call to Order:

Chairman Richard Calkins called the meeting to order at 7:04 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 Greg Mele, Doris Murphy, Jim Bobinski, Christine Mele, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

3. Minutes for Approval:

a. 7/10/13

MOTION by Mr. Mele to approve the 7/10/13 minutes, seconded by Ms. Murphy, unanimously carried.

4. Old Business:

a. Enforcement Update

No new information per Mr. Calkins.

b. Site Plan 1089
Applicant: POAH Tarringford West LLC
Location: 356 Tarringford West Street
Proposal: Community Room Addition

Corey Fellows of Collation of Affordable Housing appeared, as well as Attorney Greg Muccilli of New Haven, appeared representing the applicant. This is part of a larger

rehabilitation project on the property. Mr. Muccilli gave some background history on the property and their plans for substantial renovation and improvements to the property. Housing credits and financing were explained, this is a three million dollar update with many ADA upgrades. All new windows and roof, new boilers will be installed, as well as upgrades to the apartments. The addition will not create any additional impervious surface.

Mr. Connor read his July 29, 2013 memo to the Planning and Zoning Commission.

MOTION by Mr. Mele to APPROVE Site Plan 1089

Applicant: POAH Tarringford West LLC

Location: 356 Tarringford West Street

Proposal: Construct 800 sq. ft. Community Room Addition, add four handicap parking spaces and make sidewalk improvements for ADA accessibility

with the following conditions/recommendation:

1. The applicant shall address the comments contained in a memo dated 7/24/13 from Ray Drew, WPCA Administrator to the City Planner prior to issuance of a Zoning Permit.
2. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his e-mail to the City Planner dated 7/10/13.

MOTION seconded by Ms. Greco, unanimously carried.

5. **New Business:**

- a. Side Walk Master Plan, Section 8-24 Referral
Presentation by Ed Fabbri, P.E., City Engineer

City Engineer Ed Fabbri appeared before the Commission. The City started looking at sidewalks about six months ago. Many complaints were received from the public who wanted to remove their sidewalks or the City to make repairs. A draft of existing conditions was prepared, the City has approximately 78 miles of sidewalks, many of the sidewalks are showing their age. Route 202 / East Main Street needs sidewalks. Asphalt versus concrete was discussed. Mr. Connor stated once such plans are adopted, they can become part of the Plan of Conservation and Development as we have done in the past with the sewer plan, etc. Discussion followed.

MOTION by Mr. Mele to make a favorable recommendation to the Mayor and City Council on Section 8-24 Referral: Implementation of Side Walk Master Plan
Motion seconded by Ms. Murphy, unanimously carried.

6. **Public Hearings Scheduled for August 14, 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. (Continued from 7/10/13)

At 7:32 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Jim Bobinski, Doris Murphy, Greg Mele, Christine

Planning and Zoning Commission Minutes - 8/14/13

Page 3

Mele, Donna Greco and Richard Calkins. Also in attendance is City Planner Martin Connor.

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

Joseph Greene, 6 Old Waterbury Road, Terryville, CT, engineer for the applicant, appeared before the Commission.

Mr. Connor verified the mailing notification receipts to neighbors have already been dropped off by Mr. Barbero.

Mr. Greene noted the application is for 14 units, not 15 as stated. Mr. Connor clarified that the application was originally for 15 units, and has been reduced to 14 units in response to comments from City staff.

This is for two multi-family buildings with parking in the rear. Mr. Greene gave a presentation of the proposed project, referring to site maps and answering questions from Commission members. These units are not townhouse style. Several units are handicapped accessible. Mr. Connor noted a favorable recommendation was received from the Architectural Review Committee, and these are attractive units with the parking in the rear of the property, allowing a view of the buildings from the street, instead of seeing cars in a parking lot from the street.

Mr. Calkins opened the hearing for public comments. There were no comments from the public.

Mr. Connor read his memo dated July 31, 2013 to the Commission.

At 7:50 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Site Plan 1086 and Special Exception 13-277

Applicant: Gene Barbero

Location: 450 South Main Street

Proposal: Construct new multi-family residence, 14 units

with the following conditions:

1. A Floodplain permit shall be required prior to a Zoning Permit being issued. The recording mylar Site Plan map shall indicate the actual flood hazard elevation line as approved by the City's Engineering Office.
2. A Grading Permit shall be required prior to issuance of a Zoning Permit for the project.
3. The applicant shall address the comments contained in a memo from WPCA Administrator Ray Drew to the City Planner dated 7/24/13 prior to issuance of a Zoning Permit for the project.

The Commission finds that the application and plans are in conformance with the general and specific standards for Special Exception approval. Motion seconded by Ms. Murphy, unanimously carried.

b. Resubdivision

Applicant: Susman, Duffy & Segaloff, PC
Location: 356 Tarringford West Street
Proposal: Two lot resubdivision

At 7:53 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Jim Bobinski, Doris Murphy, Greg Mele, Christine Mele, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

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

Attorney Greg Muccilli, 59 Elm Street, New Haven, CT appeared representing the applicant. He presented his neighbor notification receipts .

Mr. Muccilli gave a presentation of the proposal. The reason for this resubdivision is an interesting history with title mergers, etc. This resubdivision is simply to facilitate refinancing to acquire their grants for upgrades to the property. Mr. Muccilli referred to subdivision maps and provided further details of the proposal. There is no building or construction planned for this extra lot at this time. At this time there are no plans to sell or develop this property.

Mr. Connor noted this property was not eligible for a first cut. A single house is shown on the lot to prove the lot is buildable for this subdivision process, but there are no plans to develop at this time.

Chairman Calkins opened the hearing for public comment. There were no comments from the public.

Mr. Connor read his memo dated July 30, 2013 to the Commission.

No further comments from the applicant.

At 8:10 p.m. Chairman Calkins closed the public hearing.

MOTION by Mr. Mele to APPROVE Resubdivision
Applicant: Susman, Duffy & Segaloff, PC
Location: 356 Tarringford West Street
Proposal: Two lot resubdivision

with the following conditions:

1. All lot corners shall be marked by either iron pipes or monuments, installed and their locations certified by a licensed land surveyor prior to filing the recording mylar subdivision map.
2. The final recording mylar Resubdivision Map shall refer to the approved resubdivision lots as Lots "1" and "2" rather than Parcels "A" and "B".

The Commission hereby grants a waiver from requiring the following:
Construction Plans, Sediment and Erosion Control Plans and Stormwater Management Plans as requested since no actual development is proposed on Parcel "A" at this time.

Motion seconded by Ms. Greco, unanimously carried.

Old Business:

- b. Request from Zoning Officer to begin legal action:
2886 Winsted Road, Michael Buchiere; junkyard

Mr. Calkins referenced CZ&WEO Officer Kim Barbieri's memo regarding this matter. There have been some improvements on the site per Mr. Connor, but has since gotten worse.

Motion by Mr. Mele to APPROVE Request from Zoning Officer to begin legal action
Location: 2886 Winsted Road, Michael Buchiere, junkyard violation.

Motion seconded by Ms. Murphy, unanimously carried.

- c. Site Plan 1090
Applicant: Chris Hermann
Location: 1165 South Main Street
Proposal: Metal Recycling and Automotive Junkyard, Pre-existing Use
New pad for scale and pad for material stockpiles

Motion by Ms. Murphy to table this application, seconded by Ms. Greco, unanimously carried.

- d. Site Plan 1091
Applicant: Franklin Products, Inc.
Location: 153 Water Street
Proposal: Addition to existing administration building (vestibule)

Steve Latour of Berkshire Engineering and Surveying appeared representing the applicant. Mr. Latour explained the proposal referring to site maps. The new vestibule will meet ADA requirements with a handicap lift.

Mr. Connor read his memo dated August 13, 2013 to the Commission.

MOTION by Mr. Mele to APPROVE Site Plan 1091

Applicant: Franklin Products, Inc.

Location: 153 Water Street

Proposal: Vestibule addition to existing administration building

with the following recommendation:

1. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his e-mail to the City Planner dated 8/13/13.

Motion seconded by Ms. Murphy, unanimously carried.

- e. Site Plan 1092 and Special Exception 13-278
Applicant: Northwest Hill Community Church
Location: 132 Water Street
Proposal: Church use (set public hearing date)

MOTION by Mr. Mele to set a public hearing date of September 11, 2013, seconded by Mr. Bobinski, unanimously carried.

7. **Adjournment:**

MOTION by Mr. Mele to adjourn at 8:27 p.m., seconded by Ms. Greco, unanimously carried.

Land Use Office
City of Torrington