

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
October 23, 2013**

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

Also Present: Martin Connor, AICP; City Planner

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

Mr. Connor informed the Commission that the final report on Come Home to Downtown is now posted on the City's website and a link was sent to Commission members today by Mr. Connor. Over the Winter, a good thing that came out of it is that although the regulations were fixed so that the owners of Subway 11-21 East Main and Down Town Partners can make the changes that are recommended for the second and third floors, we have discovered that the way the regulations were written that if we had a brand new multi-family built in the Downtown District, it would have to follow the R6 zoning regs which would mean follow set backs far away from the road, so that is something we have to look at correcting. That is something great that came out of that review with the architect and engineer that did the review. Our regulations are in good shape.

Mr. Connor noted he was a presenter at the Southern New England Planners Conference which were planners from Rhode Island, Massachusetts and Connecticut.

**3. Minutes for Approval:**

a. 10/09/13

Commissioners Murphy and Greco abstained from voting. MOTION by Mr. Mele to approve the 10/9/13 minutes, seconded by Ms. Mele, motion carried.

**4. Old Business:**

a. Enforcement Update

Commissioner Summers is not present this evening, and Chairman Calkins indicated Mr. Summers has sent an e-mail stating there is no new information to report.

**5. New Business:**

a. Subdivision

Applicant: Michael J. Kerish  
Location: 73, 83, 85, 87 and 89 Franklin Street  
Proposal: Two lot subdivision, no new construction

The applicant was not in attendance. Mr. Connor reviewed his memo dated 10/16/13. MOTION by Mr. Mele to APPROVE Subdivision

Applicant: Michael J. Kerish  
Location: 73, 83, 85, 87 and 89 Franklin Street  
Proposal: Two lot subdivision, no new construction

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 handicap parking space shall be paved and properly marked with a handicap sign and handicap pavement markings.
3. The proposed easements shall be reviewed and approved by Corporation Counsel before they are filed on the land records with the recording mylar subdivision map.
4. The applicant shall address the concerns of WPCA Administrator Ray Drew, contained in his memo to the City Planner dated 10/16/13.

The Commission hereby grants the following waivers from the Subdivision regulations:

1. Waiver from providing additional Construction Plans, Sediment and Erosion Control Plans and Stormwater Management Plans as requested since no actual building or development is proposed at this time.

2. Waiver of Section 4.38 and 5.5 of the Subdivision Regulations, regarding the requirement for providing open space due to the small size of the parcel and its location in the DD Zone.
3. Waiver of Section 4.3.21 of the Subdivision Regulations, requiring the Subdivision Map to include a location map at a scale not to exceed 1 inch equals 1,000 ft. showing the proposed streets and lots in relation to the surrounding streets within 500 feet of the proposed subdivision. The current location map on the plans is sufficient as no new buildings are proposed in connection with the subdivision. Motion seconded by Ms. Murphy, unanimously carried.

- b. Site Plan 1101 and Special Exception 13-280  
Applicant: To Design for Housing Authority of Torrington  
Location: East Main Street/Slaiby Village (134-9-6)  
Proposal: Construct 115 units within 2 buildings;  
6.1 construction of affordable housing  
Table 1 reduce number of required parking spaces  
(set public hearing date)

MOTION by Mr. Mele to set a public hearing date of November 13, 2013, seconded by Ms. Murphy, unanimously carried.

- c. Special Exception 13-281 and Site Plan 1102  
Applicant: Mohawk Industries  
Location: 180 Church Street  
Proposal: Install structure to collect dust for non-conforming use in Downtown District Zone, Section 5.12.3. B (1-3); Install 15' x 22' structure for dust collection mandated by OSHA (Set public hearing date)

MOTION by Mr. Mele to set a public hearing date of November 13, 2013, seconded by Ms. Murphy, unanimously carried.

- d. Special Exception 13-282  
Applicant: AJK, LLC  
Location: 637 and 659 Winsted Road  
Proposal: Renewal earth excavation permit (set public hearing date)

MOTION by Mr. Mele to set a public hearing date of December 11, 2013, seconded by Ms. Murphy, unanimously carried.

6. **Public Hearing Scheduled for November 13, 2013 at 7:30 p.m., City Hall, 140 Main Street, Torrington, CT**

- a. Special Exception 13-274  
Applicant: Tomcrx, LLC; Shaun G. Cresham, Maria C. Cresham  
Location: 69 Riverside Avenue  
Proposal: Physician Office, R6 zone

7.

**Adjournment:**

MOTION by Mr. Mele to adjourn at 7:15 p.m., seconded by Ms. Murphy, unanimously carried.

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Land Use Office  
City of Torrington