

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
November 13, 2013**

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

Also Present: Martin Connor, AICP; City Planner

1. Call to Order:

Chairman Richard Calkins called the meeting to order at 7:15 p.m. in the Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. Attendance/Announcement by Chairman:

Chairman Calkins announced present and serving this evening will be Commissioners Paul Summers, Jim Bobinski, Paul Summers, Donna Greco, Greg Perosino, Doris Murphy, Christine Mele, Greg Mele and Richard Calkins. Also present is City Planner Martin Connor, AICP.

3. Minutes for Approval:

a. 10/23/13

MOTION by Mr. Mele to approve the 10/23/13 minutes, motion seconded by Ms. Greco, motion carried with Commissioners Perosino, Bobinski, and Summers abstaining from voting.

4. Old Business:

a. Enforcement Update

Mr. Connor reported the Milo signage matter on East Main Street was settled last night at the Zoning Board of Appeals meeting.

5. **New Business:**

a. 2014 Meeting Calendar

MOTION by Mr. Summers to approve the 2014 meeting calendar, seconded by Mr. Mele, unanimously carried.

- b. Applicant: Steve Marcus
Proposal: Application of Change of Torrington Zoning Regulations, Amend Section 6.5.3 – Elderly Retirement Housing and Assisted Living Facilities, and Group Care Facilities (set public hearing date)

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

c. Section 8-24 Referral

- Applicant: Hrica Associates LLC for Greenbriar Estates LLC
Proposal: Transfer of five open space parcels to the Torrington Conservation Commission

Kenneth Hrica, professional engineer with Hrica Associates in Litchfield, CT, appeared before the Commission and provided a brief history of the Greenbriar Subdivision, the Army Corps of Engineers review, and the proposed transfer of five open space parcels to the Torrington Conservation Commission and the open space factor that must now be configured in. An open space value of 15 times the wetlands disturbance area needed to be submitted to comply with the Army Corps requirement. 20.03 acres of land in total will be donated to the Conservation Commission. Discussion followed.

MOTION by Mr. Mele to make a favorable recommendation to City Council, Section 8-24 Referral, Applicant: Hrica Associates LLC for Greenbriar Estates LLC, Proposal: Transfer of five open space parcels to the Torrington Conservation Commission, seconded by Mr. Perosino, unanimously carried.

6. **Public Hearings 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

At 7:31 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Commissioners Paul Summers, Jim Bobinski, Doris Murphy, Greg Perosino,

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

Commissioner Greg Mele read the legal notice which was published in the Republican American newspaper.

Maria Cresham and Shaun Cresham of 337 Oxbow Drive, Torrington appeared before the Commission. Ms. Cresham explained she owns a counseling service currently located in the glass building on East Main Street, she is hoping to expand her business. Right now she has a part time therapist working with her, and she would be using the subject property only for her business.

Mr. Connor noted that Dr. Shildgren ran his orthopedic practice out of the subject property as well, then the property was sold to the current owner, who did a zoning permit to change it to a single family home. And now the applicant is here proposing to return the property to a physician office.

Mr. Connor read his memo to the Commission dated November 4, 2013. Ms. Cresham turned in her certificate of mailings to neighbors.

No comments from the public. At 7:40 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Special Exception 13-274

Applicant: Tomcrx, LLC; Shawn G. Cresham, Maria C. Cresham
Location: 69 Riverside Avenue
Proposal: Physician Office, R6 zone

with the following conditions:

1. The parking spaces in the parking lot shall be striped and a handicap space properly marked and identified with a handicap sign in accordance with Section 5.13.4.D of the Zoning Regulations and shall conform to the Federal Manual on Uniform Traffic Control Devices (MUTCD).
2. The applicant shall address the comments from WPCA Administrator, Ray Drew, contained in his memo to the City Planner dated 10/28/13.
3. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated 9/25/13.

MOTION seconded by Mr. Perosino, 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

At 7:46 p.m. Chairman Calkins opened the public hearing and stated serving this evening will be Commissioners Paul Summers, Jim Bobinski, Doris Murphy, Greg Perosino, Donna Greco, Christine Mele, Greg Mele and Richard Calkins. Also in attendance is our City Planner Martin Connor.

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

Claudia Sweeney, Director of Torrington Housing Authority appeared before the Commission with Dave Murelli, Chairperson of the Housing Authority, Bob Milano, Housing Authority Commissioner, Mario DeAngelo, Commissioner and Vice Chair, and Sam Slaiby, in honor of whom the project is named. Sam Slaiby was a Commissioner for over thirty years at the Torrington Housing Authority.

Ms. Sweeney verified a public hearing sign was properly posted, and submitted the neighborhood notifications.

Ms. Sweeney gave some background history on what led up to this proposal, this is housing for senior only housing development, this is not public housing, it is for people ages 62 and over. The first building of 68 units will be for 62 years and older and the 47 unit building will be for veterans, 62 and over. There are over 14,000 veterans in Litchfield County and over 2,800 in Torrington alone. Apartments will be from 500 square feet to just over 600 square feet. Ms. Sweeney explained that Georgetown apartments (186 units) in Torrington just recently went market rate, it was previously affordable. It's 30 year mortgage buydown ended this past summer. The housing authority recently took over 36 tenants, there is no subsidy for any one else living there. In Georgetown, 132 of the people who currently live there are over the age of 50.

Mark Fisher, Landscape Architect, of TO Design in New Britain, CT appeared before the Commission. Also present is Ryan Scitoro, Civil Engineer; Paul Bailey, Architect, and Steve Cippola from Frederick P. Clark Assoc., Transportation Engineer.

Referring to maps, Mr. Fisher, Mr. Scitoro, Mr. Cippola, and Mr. Bailey gave presentations of the proposal and answered questions from Commissioners. (7:54 p.m.)

Chairman Calkins opened the hearing to comments from the public, first comments in opposition.

Debra LaTulipe of 196 Concord Road appeared and stated she can see the existing building clear as day. Her major concern is drainage as today when it rains their entire backyard is flooded and she submitted photographs for the record. She expressed concerns about the parking, and residents would have visitors with cars and where would they park. Ms. LaTulipe noted the abundance of wildlife in the area and her backyard.

Gary LaTulipe of 196 Concord Road appeared with concerns about sight issues, and wants information regarding elevation. He can see the recreation center plain as day, and that building will now be blocked by this new building.

Mark Channon of 112 Meadowview Drive appeared. The existing buildings are 31 feet high and the new ones will be 60 feet high. He noted the location of the dumpster, and concerns about noise and times of trash pick up. Water is an issue in this area as well. He wanted to know what would be located 65 feet from his deck. There is a noise factor with trucks, noise factor from the generator of the roof. He expressed concerns with fire protection of the five story building.

William Roden appeared not in opposition, but had questions. Mr. Roden pointed out the property he owns on East Main Street. He had concerns regarding egress/ingress for the proposed project during an emergency.

Commissioners posed questions regarding drainage which were answered by Mr. Scitoro.

Mr. Fisher noted six acres on the site will remain as is, and there are 4.5 acres of wetlands on the site that will remain untouched, in response to concerns about wildlife. Mr. Fisher pointed to maps and discussed elevations. Inland Wetlands Commission approval has been received. Mr. Fisher discussed some the changes to landscaping that were implemented after hearing concerns from residents at the recent community meeting; additional buffering and fencing are now proposed. The dumpster location has been moved to approximately 40 feet from the property line.

Mr. Connor read his memo to the Commission dated 10/30/13. (9:15 p.m.)

Mr. Calkins inquired about the technical details of the drainage system and the water issues. Mr. Fisher responded that is why a clay barrier is being installed in the drainage area, due to evidence of scouring.

At 9:16 p.m. Chairman Calkins declared the public hearing closed, and a decision is forthcoming.

- 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

At 9:22 p.m. Chairman Calkins opened the public hearing and stated serving this evening will be Commissioners Paul Summers, Jim Bobinski, Doris Murphy, Greg Perosino, Greg Mele, Donna Greco, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor.

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

Steve LaTour of Berkshire Engineering and Surveying appeared before the Commission representing the applicant. Mr. LaTour verified the public hearing sign was properly posted and submitted his neighborhood notification receipts.

Referring to a site map, Mr. LaTour gave a brief presentation of the proposal.

Mr. Connor read his memo to the Commission dated November 6, 2013.

Mr. Calkins opened the hearing to the public. There were no public comments.

At 9:30 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE 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

with the following conditions:

1. The applicant shall address the comments from WPCA Administrator, Ray Drew, contained in his memo to the City Planner dated 10/31/13.
2. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated 10/29/13.

Motion seconded by Mr. Perosino, unanimously carried.

7. Public Hearing Scheduled for December 11, 2013 at 7:30 p.m., City Hall, 140 Main Street, Torrington, CT

- a. Special Exception 13-282
Applicant: AJK, LLC
Location: 637 and 659 Winsted Road
Proposal: Renewal earth excavation permits

Passed until December 11, 2013.

8. Adjournment:

Motion by Mr. Perosino to adjourn at 9:33 p.m., seconded by Mr. Summers, unanimously carried.

Land Use Office
City of Torrington

