

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
JANUARY 8, 2014**

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

Not Present: Greg Perosino, Member  
Chris Mele, Alternate

Also Present: Martin Connor, AICP; City Planner

**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 Paul Summers, Jim Bobinski, Doris Murphy, Greg Mele, Donna Greco, and Richard Calkins. Also in attendance is City Planner Martin Connor.

Mr. Calkins noted an e-mail was sent regarding seminars offered by the Northwest Council of Governments. He has attended seminars for Planning and Zoning Commission Chairmen, and these are beneficial. If any Commissioners are interested, contact Lona in the Land Use Office.

**3. Minutes for Approval:**

a. 12/11/13

MOTION by Mr. Summers to approve the 12/11/13 minutes, seconded by Mr. Mele, motion carried with Commissioners Bobinski and Murphy abstaining from voting.

**4. Old Business:**

a. Enforcement Update

No new updates. Mr. Summers and Mr. Calkins noted that a lawsuit regarding AJK LLC and Inland Wetlands Commission has been settled. Mr. Connor and Ms. Barbieri have two inspections for tomorrow scheduled, to make a site visit to two outstanding violations. The property owners contacted the Land Use Office and requested inspection to confirm compliance. Corporation Counsel Ray Rigat has played a big part in resolving violations, being aggressive and moving things faster through the court system.

- b. Site Plan 1108
  - Applicant: Kieffer Signs
  - Location: 1030 Tarringford Street
  - Proposal: New signage for Michaels Arts and Crafts retail store

Renee Reinhold appeared representing the applicant.

Mr. Connor noted the application has gone through the Architectural Review Committee and received a favorable recommendation. A 12/5/13 memo from Zoning Officer Kim Barbieri has been received and stated that the proposal meets the Torrington Zoning Regulations.

MOTION by Mr. Mele to APPROVE Site Plan #1108  
Applicant: Kieffer Signs, Location: 1030 Tarringford Street, Proposal: Two new wall signs for Michaels Arts and Craft Store . Motion seconded by Mr. Summers, unanimously carried.

**5. New Business:**

- a. Section 8-24 Referral
  - Applicant: City of Torrington Engineering Dept.
  - Proposal: Discontinuance of a segment of Clark Street extending from Field Street to Clinton Street

Mr. Connor explained this is the location of the proposed Court House. Right where Clark Street will end is where Clinton Street is. The Land Use Committee and City Staff have reviewed this proposal and it meets with everyone's approval.

MOTION by Mr. Mele to make a favorable recommendation on Section 8-24 Referral, Applicant: City of Torrington Engineering Department, Proposal: Discontinuance of a segment of Clark Street extending from Field Street to Clinton Street. Motion seconded by Mr. Summers, unanimously carried.

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A Flood and Erosion Control Board meeting will be scheduled in the near future, and Mr. Connor will invite Congresswoman Esty at the suggestion of Mr. Calkins.

At 7:20 p.m. the Commission went into recess before the public hearing.

**6. Public Hearing Scheduled for January 8, 2014 at 7:30 p.m., City Hall Council Chambers, 140 Main Street, Torrington, CT**

- a. Special Exception 13-283 and Location Approval  
Applicant: BJ's Wholesale Club, Inc.  
Location: 1276 East Main Street and 1280 East Main Street  
Proposal: Modification/Amendment to conditions, to allow opening time/hours of operation for sales of gasoline no earlier than 6:30 a.m.

Chairman Calkins opened the public hearing at 7:30 p.m. and stated serving on the Commission this evening will be Commissioners Greg Mele, Doris Murphy, Jim Bobinski, Paul Summers, Donna Greco, and Richard Calkins. Also in attendance is City Planner Martin Connor.

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

Mr. Connor noted the applicant has submitted an affidavit of the public hearing sign being properly posted, and the neighborhood notification receipts have been received.

Attorney Robin Pearson with Alter and Pearson in Glastonbury, CT appeared representing the applicant. Jeffrey Dirk, Traffic Engineer was also present representing the applicant. An updated traffic report dated December 20, 2013 has been submitted, Jeremy Zutowski, the Assistant Vice President and Regional Manager for BJ's was also present, and also Ms. Margaret Sand, General Manager for the Local BJ's.

Ms. Pearson reviewed the history and previous approvals on this BJ's site. (7:35 p.m.) Exhibits were distributed by Ms. Pearson. Ms. Pearson noted the hours of nearby gas stations, which are all open during morning rush hours. BJ's is the only one not permitted to be open the early ones.

Jeffrey Dirk, Licensed Professional Engineer in the State of Connecticut, appeared and gave a presentation on traffic issues.

Ms. Pearson read a letter from BJ's stating they will install replacement plants per Ms. Barbieri's request, no later than May 30, 2014.

Current traffic conditions were discussed. Mr. Calkins posed questions to Mr. Dirk regarding traffic details (7:52 p.m.) and answered questions from Commission members.

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

No comments from the public.

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

MOTION by Mr. Mele to APPROVE Special Exception 13-283 and Location Approval  
Applicant: BJ's Wholesale Club Inc.  
Location: 1276 East Main Street and 1280 East Main Street  
Proposal: Modification/Amendment to conditions, to allow opening time/hours of operation for sales of gasoline no earlier than 6:30 a.m.

Specifically, the Commission modifies the Location Approval Stipulated Judgment #3 as follows, "BJ's shall limit the hours of operation for gasoline retail fueling facility to an opening time no earlier than 6:30am and a closing time no later than one-half hour after the BJ's Wholesale Club retail store closes to its members."

The Special Exception approval condition #7k is modified as follows, "The fueling facility's hours of operation shall be limited to opening no earlier than 6:30 am and closing no later than one-half hour after BJ's Wholesale Club Inc.'s retail store closes to its members."

The Commission waives the full Site Plan requirements per Section 8.4.4 of the Regulations as no exterior changes to the fuel facility are proposed.

The Commission makes a finding that the modification requested meets the general and specific requirements for Special Exception Approval.  
MOTION seconded by Mr. Summers, unanimously carried.

7. **Adjournment:**

MOTION by Mr. Summers to adjourn at 8:12 p.m., seconded by Mr. Mele, unanimously carried.

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Land Use Office  
City of Torrington