

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION**

**Minutes  
April 23, 2014**

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

Also Present: Martin Connor, AICP; City Planner

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

Mr. Calkins announced an invitation to participate in a walking tour of downtown Torrington, part of the Come Home to Downtown Program. Details were read by Mr. Calkins. The invitation is for Thursday, May 29, 2014 at 5:00 p.m. Urban design audit findings will be discussed and to better understand the walkability of downtown Torrington. The meeting spot is outside at City Hall.

At 6:30 p.m. on Thursday, April 24, 2014 here at the City Hall is the informational meeting for Solarize Connecticut. Everyone is invited.

**3. Minutes for Approval:**

a. 3/26/14

MOTION by Ms. Murphy to approve the 3/26/14 minutes, seconded by Mr. Mele, motion carried.

b. 4/9/14

MOTION by Mr. Mele to approve the 4/9/14 minutes, seconded by Ms. Murphy, unanimously carried.

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**4. Old Business:**

a. Enforcement Update

Mr. Connor noted good progress is being made on the ones in court, we have their attention and they are working well with our new Enforcement Officer. Ray Rigat is getting cooperation in the Courthouse.

b. Site Plan 1116

Applicant: Brian and Adabola Mooney  
Location: 241 Kennedy Drive  
Proposal: Change of Use to Dental Office (former boy scout facility)

Scott Bain, 765 Farmington Avenue, Bristol, CT appeared representing the applicant. Mr. Bain gave a presentation, the former Boy Scout office is being converted into a dental office. The building is remaining the same, the property will be cleaned up and the parking will be improved. The impervious area is being decreased, drainage will be improved. No additions are proposed to the existing building.

Mr. Connor read his memo to the Commission dated 4/22/14.

MOTION by Mr. Mele to APPROVE Site Plan 1116

Applicant: Brian and Adabola Mooney  
Location: 241 Kennedy Drive  
Proposal: Change of use to Dental Office (former boy scout office)  
with the following conditions and recommendation:

1. A grading permit shall be obtained prior to start of work on the driveway. A bond estimate for the erosion control measures shall be submitted to the Land Use Office for review and approval in advance of the construction. A bond in an amount acceptable to the City Planner and in a form acceptable to Corporation Counsel shall be submitted prior to any construction work on the driveway.
2. A driveway permit from our Engineering Department shall be required prior to the start of the driveway construction.
3. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in a memo to the City Planner dated 4/2/14.
4. The applicant shall address the comments from Rista Malanca, CZ&WEO, to the City Planner in a memo dated 4/22/14 regarding lighting and landscaping.
5. It is recommended the applicant follow the advice of Fire Chief Gary Brunoli contained in a memo to the City Planner dated 3/26/14.

MOTION seconded by Mr. Summers, unanimously carried.

c. Site Plan 1117

Applicant: Colby Engineering for Shawn V. Pace  
Location: 560, 574, 576 South Main Street  
Proposal: Construct storage/warehouse facility

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MOTION by Mr. Mele to table this application, seconded by Mr. Summers, unanimously carried.

**5. New Business:**

a. Section 8-24

Applicant: Torrington Water Pollution Control Authority, Ray Drew  
Location: Bogue Road, Harwinton, CT  
Proposal: Upgrade Torrington Water Pollution Control Facility

Mr. Ray Drew, WPCA Administrator appeared before the Commission and provided a presentation and display board for the Commission's review. Details of the upgrades were provided by Mr. Drew.

Mr. Connor stated this clearly meets with our Plan of Conservation and Development, we are doing our best to work with the environment and deal with the phosphate situation, etc. This is specifically mentioned in the Plan by Mr. Drew.

MOTION by Mr. Mele to make a favorable recommendation to Mayor and City Council on Section 8-24

Applicant: Torrington Water Pollution Control Authority, Ray Drew  
Location: Bogue Road, Harwinton, CT  
Proposal: Upgrade Torrington Water Pollution Control Facility  
Motion seconded by Mr. Perosino, unanimously carried

b. Section 8-24

Applicant: City of Torrington Public Works Dept.  
Proposal: Lease of a portion of the Torrington Landfill property on Vista Drive for installation of approximately one megawatt solar array

Public Works Director Gerald Rollett appeared before the Commission and explained the proposal, they are in the process of negotiation with the solar development company through CCM. They will still have full access to the landfill for ongoing maintenance as required by DEEP. There is also a clean fill area along the western boundary of the landfill that will remain active for the City of Torrington. They are still many steps after the 8-24, there is still potential for this project to fail. It will require favorable sale of the zero emission energy credits and acceptance by CL&P. Without those credits coming back from CL&P this project is not financially feasible. That should happen in approximately one month.

More details were provided by Mr. Rollett, and he has been working for many years to determine a use for this property. Legislation has changed this past year to allow this, and CCM has assisted in this project, with a minimum income to the City of \$30,000 per year. At the next Council Meeting a more technical presentation will be made, and this Commission is invited.

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MOTION by Mr. Mele to make a favorable recommendation to the Mayor and City Council on Section 8-24 Referral

Applicant: City of Torrington Public Works Department  
Proposal: Lease of a portion of the Torrington Landfill property on Vista Drive for installation of approximately one megawatt solar array  
Motion seconded by Mr. Summers, unanimously carried.

c. Resubdivision

Applicant: Hines Sudden Service, Inc.  
Location: 581 – 595 Winsted Road  
Proposal: Two Lot Resubdivision (set public hearing date)

MOTION by Mr. Summers to set a public hearing date of May 28, 2014, seconded by Mr. Mele, unanimously carried.

d. Section 8-24

Applicant: Greenbriar Estates, LLC  
Location: Notting Hill Gate, Greenbriar Estates, Parcels 6 and 7  
Assessor Map 219-001-085 and 219-001-165  
Proposal: Transfer of two open space parcels to City of Torrington Conservation Commission

Kenneth Hrica, licensed land surveyor and professional engineer appeared representing the applicant. A map was provided for the Commission's review and explanation provided by Mr. Hrica.

Mr. Connor read a letter from Rista Malanca on behalf of the Conservation Commission addressed to Mr. Richard Calkins, Chairman, in favor of this proposal.

MOTION by Mr. Mele to make a favorable recommendation to the Mayor and City Council on Section 8-24 Referral

Applicant: Greenbriar Estates, LLC  
Location: Notting Hill Gate, Greenbriar Estates, Parcels 6 and 7  
Proposal: Transfer of two open space parcels to City of Torrington Conservation Commission

Motion seconded by Mr. Summers, unanimously carried.

e. Request for time extension on approval of Site Plan 991

Applicant: Torrington Senior Living LLC  
Location: 1058 Litchfield Street  
Proposal: Time extension for Site Plan 991, new expiration date of January 26, 2020

Attorney Peter Herbst appeared before the Commission and requested a time extension on the above proposal to January 26, 2020. This is consistent with the State Statutes.

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MOTION by Mr. Mele to APPROVE Request for time extension on approval of Site Plan 991

Applicant: Torrington Senior Living LLC  
Location: 1058 Litchfield Street  
Proposal: Time extension for Site Plan 991, new expiration date of January 26, 2020

Motion seconded by Mr. Summers, unanimously carried.

**6. Public Hearings Scheduled for April 23, 2014 at 7:30 p.m., City Hall Council Chambers, 140 Main Street, Torrington, CT**

- a. Special Exception 14-286 and Site Plan 1118  
Applicant: City of Torrington  
Location: 100 Franklin Street, Assessor Map 117/025/001  
Franklin Drive, Assessor Map 117/025/002  
Proposal: City of Torrington Use – Parking and Green Space

Chairman Richard Calkins opened the public hearing at 7:35 p.m. and stated serving on the Commission this evening will be Jim Bobinski, Doris Murphy, Greg Mele, Christine Mele, Paul Summers, Greg Perosino, Donna Greco 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.

Erin Wilson, Director of Economic Development for the City of Torrington appeared with Ed Fabbri, City Engineer and Elinor Carbone, Mayor.

Ms. Wilson gave a proposal and background details of the site. There is a deadline of August 1, 2014 to file with the EPA, and there is not an extension available. There is a short time frame to do some clean up on the site. Ms. Wilson outlined the time line on this project, there will be more information once the confirmatory site testing occurs.

In response to the question from Mr. Calkins, Ms. Wilson confirmed they have an Inland Wetlands Permit for the proposal. This will put Torrington on the map as serious about cleaning up our brownfields sites and utilize programs. Mr. Calkins confirmed with Mr. Fabbri on the right hand side of the drawing, the street is Franklin Drive, not Center Street.

Mayor Elinor Carbone spoke in favor of the proposal, and the City has to approach this site and proposal from the worst case scenario position, that the level of contamination would prohibit the City from using this for recreational or residential purposes. Green space will be incorporated by using raised beds and islands. Phase I and Phase II environmental assessments have been completed. On May 9 confirmatory sampling will be done.

In response to questions from the Commission, Ms. Wilson provided more details on site development.

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Attorney Peter Herbst, member of the Torrington Development Corporation spoke in favor of the proposal, and provided details of previous unanimous support of this proposal.

Sharon Wagner, Executive Director of the Main Street Torrington Initiative appeared in favor of the proposal on behalf of the Board of Directors and supporters to endorse the proposal as presented. Walkway greenspace and walkway along the river is crucial.

Julian Sawyer, owner of Sawyer's, appeared to endorse the proposal, this will be a great asset to the community as a whole.

Vernon LeBlanc, resident of Torrington and owner of a restaurant on Franklin Street, appeared in favor of the proposal. Some parking was recently taken away by the City of Torrington, and this added parking is important.

Mr. Connor submitted a letter in support of the proposal which he read into the record, from the Torrington Conservation Commission. A copy of the Wetlands Permit is in place.

There were no further comments from the public.

At 8:00 p.m., Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Special Exception 14-286 and Site Plan 1118

Applicant: City of Torrington  
Location: 100 Franklin Street, Assessor Map 117/025/001  
Franklin Drive, Assessor Map 117/025/002  
Proposal: City of Torrington Use – Parking and Green Space

The Commission makes a finding that the proposal meets the general and specific standards for Special Exception approval.

MOTION seconded by Mr. Summers, unanimously carried.

b. Zone Change

Applicant: Darrin J. Newbury  
Location: 1 Newbury Place (Assessor Maps 101-006-006 and 101-005-001)  
Proposal: Change Zone to R6 (currently R10)

At 8:02 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, Paul Summers, Greg Perosino, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

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

Kenneth Hrica, licensed land surveyor and professional engineer appeared before the Commission with receipt of mailings, and a photo taken by the applicant every day to verify the public hearing sign was properly posted.

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Mr. Hrica gave a presentation of the subject zone change proposal. A map of the proposal was reviewed by Mr. Hrica. Mr. Newbury has plans to purchase the property from the estate and move his accounting business in this location. A R6 zone would allow this office use by Special Exception.

Mr. Connor read his memo to the Commission dated April 16, 2014.

Ms. Murphy voiced her concerns regarding this proposal, that an office use would not fit in with this neighborhood.

There were no comments from the public.

At 8:15 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Zone Change

Applicant: Darrin J. Newbury

Location: 1 Newbury Place (Assessor Maps 101-006-006 and 101-005-001)

Proposal: Change Zone to R6 (Currently R10)

The Commission hereby finds the proposal to be consistent with the City's Plan of Conservation and Development. The effective date of the Zone Change shall be the day after publication of the legal notice of decision in the local newspaper.

MOTION carried with Ms. Doris Murphy opposed to the motion.

c. Special Exception 14-285

Applicant: Kelli L. Aurigemma

Location: 26 Lorenzo Street (Assessor Map 119-025-016)  
and Alice Street (Assessor Map 119-025-014)

Proposal: Group Daycare (Sections 4.10, 3.1, 2.40)

At 8:17 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, Paul Summers, Greg Perosino, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

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

Mrs. Aurigemma appeared before the Commission and explained her proposal for Group Daycare for children. She provided the receipt of notification and verified that the sign was properly posted on the property.

Mr. Connor explained the Zoning Regulations for child care and the Special Exception process.

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Mr. Connor read his memo to the Commission dated April 15, 2014.

There were no comments from the public.

At 8:32 p.m. Chairman Calkins closed the public hearing.

MOTION by Mr. Mele to APPROVE Special Exception 14-285

Applicant: Kelli L. Aurigemma

Location: 26 Lorenzo Street (Assessor Map 119-025-016)  
and Alice Street (Assessor Map 119-025-014)

Proposal: Group Daycare (Sections 4.10, 3.1, 2.40)

With the following conditions:

1. The applicant shall combine the property at 26 Lorenzo Street with the adjoining property at Alice Street, Tax Assessor Map 119-025-014 and submit proof of merger to the City Planner's Office.
2. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 4/16/14.
3. The applicant shall obtain a Building Permit and Certificate of Occupancy from the Building Department prior to occupancy.
4. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated March 26, 2014.

MOTION seconded by Mr. Perosino, unanimously carried.

**7. Adjournment:**

MOTION by Mr. Mele to adjourn at 8:32 p.m., seconded by Mr. Summers, unanimously carried.

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Land Use Office  
City of Torrington