

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
May 14, 2014**

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

Also Present: Martin Connor, AICP; City Planner

Not Present: Greg Perosino, Member  
Jim Bobinski, Alternate

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

Mr. Calkins announced there is a walking tour, part of the Come Home to Downtown. CCMS, David Sousa, conducted an audit, and will be conducting a downtown walking tour on Thursday, May 29, 2014 at 5:00 p.m. beginning outside City Hall at 140 Main Street. Walkability of the downtown will be assessed.

Mr. Connor noted this should be very interesting as Mr. Sousa is considered an expert in the field of pedestrian safety.

Mr. Connor reviewed the seminar he attended on Monday in Hartford. Towns were invited regarding Incentive Housing Zone, developers were present. Basic information on the City of Torrington was made available by Mr. Connor and Ms. Erin Wilson, Economic Development Director. Our GIS manager, David Scherf, provided excellent mapping. Torrington was given much exposure, and the majority of developers Mr. Connor spoke with referred to the closeness to Route 8 is and how important that is. This was a well attended event, financing professionals were in attendance as well.

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**3. Minutes for Approval:**

a. 4/23/14

MOTION by Mr. Summers to approve the 4/23/14 minutes, seconded by Mr. Mele, motion unanimously carried.

**4. Old Business:**

a. Enforcement Update

Mr. Connor and Mr. Summers provided an updated on violations, particularly the Auer site on Migeon Avenue. Corporation Counsel Ray Rigat will be bringing Mr. Auer back to court as clean up is not proceeding.

The violation on Winsted Road near the walking trails has been cleaned up, and before and after photos were provided by ZEO Rista Malanca.

It was the consensus of the Commission and Mr. Connor that Ray Rigat is doing an excellent job and getting these violations cleaned up.

b. Site Plan 1117

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

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

**5. New Business:**

a. Special Exception 14-287

Applicant: Benjamin Woodruff  
Location: 39 Spruce Drive  
Proposal: Increase non-conforming structure. Add second floor, existing structure is within front and sideyard setbacks  
(Set public hearing date)

MOTION by Mr. Summers to set a public hearing date of June 11, 2014, seconded by Mr. Mele, unanimously carried.

b. Memo from Zoning Enforcement Officer regarding sail pennant signage, review sign regulations

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Mr. Connor is looking for guidance from the Commission for “sail pennant signage” which has become a real problem in town, they are all over. Some have said these are just open flag signs. ZEO Rista Malanca prepared a memo with photos for the Commission’s review. Discussion followed on signage, sail pennants, and illegal flashing signage. The Commission will revisit this topic again.

- c. Discussion of Downtown Development Audit, Come Home to Downtown – final report

Mr. Connor review the Downtown Development Audit and what can be done to further enhance residential development in the Downtown District. The regulations need to be changed to reflect zoning in the DD zone, not the R6 zone as currently written. A front setback of 25 feet in the downtown area does not make sense. Discussion followed. An example is Franklin Street, that should be a downtown type setback, and not have to conform to an R6 zone setback.

Mr. Calkins expressed reservations, as it is always cheaper to knock down a building and construct a new compliant building, which could possibly cause us to lose the downtown. A new building constructed would have to meet the R6 setbacks for residential. Mr. Calkins does not want to see the downtown become all multi-family. Most of the downtown has a retail use on the first floor. It’s more economical to demolish a building, rather than retrofit an existing historic building already there. Mr. Calkins does not know how to safeguard that from happening, and his concern is that the downtown could become all residential and retail/businesses eliminated. That would ruin the character of the downtown. The Commission will revisit this topic.

- d. Special Exception 14-288 and Site Plan 1121  
Applicant: Darrin J. Newbury  
Location: 1 Newbury Place  
Proposal: Professional Office Space in the R6 zone, convert single family home into professional office space (set public hearing date)

MOTION by Mr. Summers to set a public hearing date of June 11, 2014, seconded by Mr. Mele, unanimously carried.

**6. Public Hearings Scheduled for May 28, 2014 at 7:30 p.m., City Hall Council Chambers, 140 Main Street, Torrington, CT**

- a. Resubdivision  
Applicant: Hines Sudden Service, Inc.  
Location: 581 – 595 Winsted Road  
Proposal: Two Lot Resubdivision

Passed until 5/28/14.

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**7. Adjournment:**

At 7:35 p.m., MOTION by Mr. Mele to adjourn, seconded by Mr. Summers, unanimously carried.

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Land Use Office  
City of Torrington