

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
May 28, 2014**

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

Also Present: Martin Connor, AICP; City Planner

1. Call to Order:

Chairman Richard Calkins called the meeting to order at 7:02 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 this evening will be Commissioners Greg Mele, Paul Summers, Doris Murphy, Greg Perosino, Christine Mele, Donna Greco, Jim Bobinski and Richard Calkins. Also present is City Planner Martin Connor, AICP.

Mr. Connor announced tomorrow at 5:00 p.m. will be a downtown audit walk, beginning in front of City Hall and Commissioners are invited. Right afterwards is an agricultural learning program and uses at Sunset Meadows in Goshen.

3. Minutes for Approval:

a. 5/14/14

MOTION by Ms. Murphy to approve the 5/14/14 minutes, seconded by Mr. Mele, motion carried with abstentions from Commissioners Perosino and Bobinski.

4. Old Business:

a. Enforcement Update

Brief discussion on current violations.

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- 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.

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

There was a brief discussion at the last PZC meeting. Mr. Calkins had requested information regarding what neighboring communities do with signage. Mr. Calkins looked at some of the sail pennants noted by Ms. Malanca and Mr. Connor, and he cannot consider these flags, they are pennants on a stick. Some of these have become permanent signage. Some towns allow these for a short period of time. Mr. Calkins feels these sail pennants do not meet our regulations for a flag. Ms. Murphy agreed. Mr. Mele noted this becomes an enforcement issue. Sandwich boards signage was discussed.

It was the consensus of the Commission that these sail pennants are not flags, and they need to be removed. Mr. Connor will advise the Zoning Enforcement Officer and we will proceed accordingly.

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

Mr. Connor will gather additional information for the Commission's review, and asked that this matter be tabled.

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

5. New Business:

Brief discussion followed on solar panels atop parking garages.

Mr. Connor had distributed a memo stating that the Landfill Solar Project is not moving forward, as the company involved will not post a bond for removal of the equipment.

At 7:21 p.m., the Commission recessed before the public hearing.

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6. Public Hearing 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

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

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

David Battista, P.E., of Lenard Engineering, 140 Willow Street, Winsted, CT appeared representing the applicant.

Mr. Calkins verified the neighbor notification receipts were in the file, and Mr. Battista stated the public hearing signed was properly posted.

Mr. Battista gave a presentation on the proposal. The resubdivision will allow each restaurant to be on its own parcel. The applicant has agreed to build a sidewalk as recommended by Mr. Connor. The sidewalk will be constructed on the State right of way. Details of the sidewalk construction were presented. New landscaping, trees and shrubs will be installed after the sidewalk is constructed. Cross easements have been prepared, and these easements/language will be shared with the City.

Mr. Connor read his memo dated May 19, 2014 to the Commission.

No comments from the public.

At 7:45 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Resubdivision

Applicant: Hines Sudden Service, Inc.
Location: 581 – 595 Winsted Road
Proposal: Two Lot Resubdivision
with the following conditions:

1. Prior to filing the recording mylar resubdivision map, the sidewalks and landscaping improvements need to be installed in accordance with the approved plan or a bond submitted in an amount acceptable to the City Planner and in a form acceptable to the Corporation Counsel.
2. The proposed easements shall be reviewed and approved by Corporation Counsel before they are filed on the land records with the recording mylar resubdivision map.

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The Commission hereby grants the following waivers:

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. A proposed sidewalk and landscaping plan has been submitted.
2. Waiver of Section 4.38 and 5.5 of the Subdivision Regulations, regarding the requirement for providing open space due to the size of the parcel and its location in the LB Zone.

MOTION seconded by Mr. Perosino, unanimously carried.

7. Public Hearings Scheduled for June 11, 2014 at 7:30 p.m., City Hall Council Chambers, 140 Main Street, Torrington, CT

- 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
- b. 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

Public hearings scheduled for 6/11/14 passed.

8. Adjournment:

MOTION by Mr. Mele to adjourn at 7:47 p.m., seconded by Mr. Perosino, motion unanimously carried.

Land Use Office
City of Torrington