

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
June 11, 2014**

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

Also Present: Martin Connor, AICP, City Planner

Not Present: Jim Bobinski, Alternate

**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, Paul Summers, Doris Murphy, Greg Perosino, Christine Mele, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

Mr. Connor updated the Commission on the meeting that took place last Thursday. Mayor Elinor Carbone and Economic Development Director Erin Wilson had State personnel look at some of the brownfield sites. Tim Sullivan with the State of Connecticut, State Director of Waterfront, Brownfield and Transit Oriented Development, Economic and Community Development was present with other State representations from DEEP, EPA and Economic Development. The Franklin Street parking lot site was visited, along with Stone Container site where the bus station is planned.

Last night Erin Wilson, Connecticut Economic Resource Center (CERC) and the Economic Development Commission put together a summit for TDC, and other City leaders to review the local economic factors. Mr. Connor was pleased to hear a lot of what CERC advised has been accomplished, such as getting the Economic Development Commission involved with the Plan of Conservation and Development, incentive housing, etc. The City of Torrington is on top of many of these issues.

Two of the City's newest employees, Erin Wilson and Zoning Enforcement Officer Rista Malanca are doing good work. They are demonstrating much expertise and showing enthusiasm.

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**3. Minutes for Approval:**

a. 5/28/14

MOTION by Mr. Mele to approve the 5/28/14 minutes, seconded by Mr. Summers, unanimously carried.

**4. Old Business:**

a. Enforcement Update

Mr. Summers noted there has been a resolution on the Matthias Auer matter on Migeon Avenue, a stipulation was filed. Mr. Connor noted the site is cleaned up, and photos were provided by Ms. Malanca. The front driveway needs to be paved by December 1, 2014.

Ms. Malanca has been having great success in getting many of these violations cleaned up. Mr. Summers appreciated the updates.

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 applications, seconded by Mr. Mele, unanimously carried.

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

Mr. Connor mentioned the awards ceremony he attended in New Haven for the Connecticut Main Street Program, and he shared with Susan Westa some of the concerns from the last conversation

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

**5. New Business:**

a. Site Plan 1123

Applicant: Gary Eucalitto, Sound Garrett Torrington, LLC  
Location: 281 Winsted Road  
Proposal: Construct new 9,500 sq. ft. retail building

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

Mr. Connor noted this is on the agenda for Architectural Review Committee tomorrow evening, along with Sean Pace's application on South Main Street.

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At 7:15 p.m., the Commission went into recess before the public hearings.

**6. 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

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

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

Benjamin Woodruff, applicant, appeared before the Commission. The mailing receipts to abutting neighbors are in the file, and Mr. Woodruff verified the public hearing sign was properly posted.

Mr. Woodruff explained his proposal to construct a second story on the house, going straight up.

Mr. Connor read his memo to the Commission dated June 3, 2014.

Mr. Calkins opened the hearing for public comments, there were no comments from the public. At 7:37 p.m., Chairman Calkins closed the public hearing.

MOTION by Mr. Mele to APPROVE Special Exception 14-287  
Applicant: Benjamin Woodruff  
Location: 39 Spruce Drive

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Proposal: Increase non-conforming structure. Add second floor, existing structure is within front and sideyard setbacks

with the following recommendation:

1. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli.

MOTION seconded by Mr. Perosino, unanimously carried.

- 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

At 7:40 p.m., Chairman Richard Calkins opened the public hearing and stated serving this evening will be Commissioners Greg Mele, Donna Greco, Doris Murphy, Paul Summers, Greg Perosino, Christine Mele, and Richard Calkins.

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

Kenneth Hrica, Professional Engineer and Surveyor, appeared representing the applicant. Mr. Hrica submitted receipts for mailings and submitted photos and verified the public hearing sign was properly posted. Darrin J. Newbury is also present.

Mr. Hrica gave a presentation on the proposal, referring to site maps. The City Engineer has requested an easement for sewer, for future repairs, as the current sewer line is located within Newbury Brook. The property will remain with a residential look and feel to it. Plantings will be maintained, and parking will be installed near the garage area to comply with handicapped parking regulations. Four parking spaces are required, and Mr. Hrica referred to the map, explaining how the driveway will be widened to add parking spaces. A handicap ramp will be built along the side of the house. Site work has been kept as minimal as possible to retain the residential look.

Mr. Summers inquired about signage and Mr. Hrica stated signage is not part of plans at this time. If Mr. Newbury decides upon a signage in the future, he will get the proper sign permit from the Land Use Office, and it will be a subtle, small sign, similar to the sign on his current location near Peter Herbst's office.

Mr. Hrica addressed storm drainage details, etc., referring to site maps.

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Mr. Connor read a memo to the Commission dated June 15, 2014.

Mr. Calkins opened the hearing to the public. There were no comments. At 8:00 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE 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 with the following conditions and recommendation:

1. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in a memo to the City Planner dated 6/4/14.
2. The applicant agrees to sign a sewer easement document provided by the Engineering Department and Corporation Counsel to be filed on the land records with the recording mylar Site Development Plan and Certificate of Special Exception Approval.
3. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated May 13, 2014.

The Commission hereby waives the following Site Plan requirement:

1. A landscape plan per Section 8.4.3.I of the Regulations as the applicant is proposing to keep the existing landscaping in place which is appropriate for the proposed professional office use in the R-6 Residential Zone.

MOTION seconded by Mr. Perosino, unanimously carried.

**7. Adjournment:**

MOTION to adjourn at 8:02 p.m by Mr. Mele, seconded by Mr. Summers, unanimously carried.

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Land Use Office  
City of Torrington