

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES**

June 25, 2014

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

Also Present: Martin Connor, AICP; City Planner

Not Present: Christine Mele, Alternate

1. Call to Order:

Chairman Richard Calkins called the meeting to 7:00 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. Attendance/Announcement by Chairman:

Chairman Richard Calkins called the meeting to order at 7:00 p.m. and stated serving on the Commission this evening will be Commissioners Jim Bobinski, Donna Greco, Greg Mele, Paul Summers, Greg Perosino, Doris Murphy and Richard Calkins. Also present is City Planner Martin Connor.

3. Minutes for Approval:

a. 6/11/14

MOTION by Mr. Perosino to approve the 6/11/14 minutes, seconded by Mr. Mele, motion carried with Mr. Bobinski abstaining from voting.

4. Old Business:

a. Enforcement Update

No update from Mr. Summers or Mr. Connor.

b. Site Plan 1117

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

Bill Colby of Colby Engineering appeared representing Mr. Pace for the subject property which will be known as 560 South Main Street. Mr. Colby gave a presentation on the proposal for a storage/warehouse facility referring to site maps. Mr. Colby reviewed the storm water management plan and basin in the rear of the property.

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Mr. Colby explained as a condition of approval, all three lots in this plan will be combined into one lot. This will be a facility for electricians, landscapers, etc., and there could be a small office use associated with the warehouse/storage use.

In response to a question from Mr. Calkins, Mr. Connor explained there is no outside storage shown on the plans. The applicant Shawn Pace provided further explanations of how the storage units are laid out, allowing the parking of three vehicles inside each unit.

Mr. Connor read his memo dated June 17, 2014 to the Commission and e-mail memo from Assistant City Engineer Matt Walsh, P.E.

MOTION by Mr. Mele to APPROVE Site Plan 1117

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

with the following conditions and recommendations:

1. The applicant shall provide proof of merger for the three properties to the City Planner's office prior to issuance of a zoning permit for the project.
2. The applicant shall address the comments from Ray Drew, Administrator, WPCA contained in his memo to the City Planner dated 6/17/14.
3. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his memo to the City Planner dated 3/31/14.
4. Per the recommendation of Assistant City Engineer Mathew Walsh P.E. in an e-mail memo to the City Planner dated 6/25/14, concrete sidewalks, driveway aprons and granite curbs shall be installed along the property frontage on South Main Street in accordance with the Torrington Engineering Department's Standards, Specifications, Rules and Regulations and the City's Master Sidewalk Plan. Prior to filing the recording mylar Site Development Plan, the sidewalks need to be installed or a bond submitted in an amount acceptable to the City Planner and in a form acceptable to the Corporation Counsel.

Motion seconded by Mr. Perosino, unanimously carried.

c. Site Plan 1123

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

Gary Eucalitto (Sound Garrett Torrington, LLC) appeared before the Commission and gave a presentation. Mr. Eucalitto clarified the building will be 9,334 sq. ft. There will be a reduction of 12 percent in the impervious surface, the building meets all the setback requirements, granite curbs are planned. Regarding the potential for parking lot

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interconnect, Mr. Eucalitto stated the new tenant (Dollar General) will not allow shared parking with gyms, funeral homes and adult entertainment, which is in the adjoining parking lot. It was noted that there is a steep grade to the next parking lot as well. One curb cut will be eliminated.

Mr. Eucalitto said 32 parking spaces is more than enough for this business.

Mr. Connor read his memo to the Commission dated June 20, 2014 to the Commission.

MOTION by Mr. Mele to APPROVE Site Plan 1112

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

with the following conditions and recommendations:

1. The applicant shall provide proof of merger for the 2 parcels, "A" and "B" to the City Planner's office prior to issuance of a zoning permit for the project.
2. The applicant shall obtain a Grading Permit from the Zoning Officer and shall post a bond for the Erosion and Sedimentation controls in an amount acceptable to the City Engineering Office and in a form acceptable to the Corporation Counsel.
3. Prior to filing the recording mylar Site Development Plan, the proposed sidewalks 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.
4. A lighting plan shall be submitted and approved by the City Planner that complies with Section 5.17 of the Zoning Regulations prior to issuance of a Zoning Permit.
5. The applicant shall address comments 9, 12 and 13 identified in an email memo from City Engineer Matt Walsh to City Planner Martin Connor dated 6/25/14.
6. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 6/17/14.
7. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his memo to the City Planner dated 3/31/14.

MOTION seconded by Mr. Perosino, unanimously carried.

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

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

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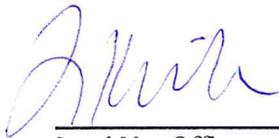
5. New Business:

- a. Special Exception 14-289 and Site Plan 1124
Applicant: O&G Industries, Inc., c/o Kenneth J. Faroni
Location: 3345 Winsted Road
(Assessor Maps 242 and 241 Block 1 Lots 5, 8, 9, 10, 11)
Proposal: Earth excavation permit renewal (rock quarry)
Set public hearing date

MOTION by Mr. Mele to set a public hearing date of August 13, 2014, seconded by Mr. Summers, unanimously carried.

6. Adjournment:

MOTION by Mr. Perosino to adjourn at 7:40 p.m., seconded by Mr. Mele, unanimously carried.



Land Use Office
City of Torrington