

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
October 8, 2014**

Present: Richard Calkins, Chairman  
Greg Mele, Vice Chair  
Doris Murphy, Member and Inlands Wetlands Liaison  
Paul Summers, Member  
Donna Greco, Alternate  
Jon Sheaffer, 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 7:00 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 announced present and serving this evening will be Paul Summers, Doris Murphy, Greg Mele, Jon Sheaffer, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

**3. Minutes for Approval:**

a. 9/10/14

MOTION by Mr. Summers to approve the 9/10/14 minutes, seconded by Mr. Mele, motion carried with Ms. Murphy abstaining from voting.

**4. Old Business:**

a. Enforcement Update

No update from Mr. Summers.

**5. New Business:**

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
October 8, 2014**

- a. Request for time extension of approval  
Applicant: Waters Development Group LLC  
Location: Toringford Street and West Hill Road, Assessor Map 253-3-10 & 18  
Approval: 11 lot resubdivision "Greystone"

Mr. Connor noted there are no changes, and the Wetlands Commission has also extended their approval. Staff recommends granting the approval as requested.

MOTION by Mr. Mele to APPROVE

Request for time extension of approval

Applicant: Waters Development Group LLC

Location: Toringford Street and West Hill Road, Assessor Map 253-3-10 and 18  
11 lot resubdivision "Greystone"

MOTION seconded by Mr. Summers, unanimously carried.

- b. Zone Change  
Applicant: Torrington Municipal & teachers Federal Credit Union  
Location: 44 Arlene Street (Assessor Map 133 Block 019 Lot 008)  
Proposal: Proposed Zone Change to Local Business, LB  
Currently R10s (set public hearing date)

MOTION by Mr. Summers to set a public hearing date of November 12, 2014, seconded by Ms. Murphy, unanimously carried.

- c. Special Exception 14-294  
Applicant: Haynes Aggregates-Torrington LLC  
Location: 3217 Winsted Road  
Proposal: Biannual renewal for excavation as well as accessory retail sales  
(set public hearing date)

MOTION by Mr. Summers to set a public hearing date of November 12, 2014, seconded by Mr. Mele, unanimously carried.

- d. Special Exception 14-295  
Applicant: Josh Dailey  
Location: 233 Roosevelt Avenue  
Proposal: Accessory Apartment in the R10s zone (set public hearing date)

MOTION by Mr. Mele to set a public hearing date of November 12, 2014, seconded by Mr. Summers, unanimously carried.

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
October 8, 2014**

**6. Public Hearings Scheduled for October 8, 2014, 7:30 p.m. City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:**

- a. Site Plan 1133, Special Exception 14-291 and Location Approval  
Applicant: Cumberland Farms, Inc.  
Location: 1237 East Main Street  
Proposal: Construct new 4,513 sq. ft. retail convenience store and gas fueling operation (public hearing continued from 9/10/14)

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

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

Attorney Joe Williams appeared before the Commission representing the applicant. The main topic is what to do with the east driveway. They have reviewed Dave Sullivan's suggestions, and a memo had been submitted from Cumberland's traffic consultant Steve Severia analyzing that issue. Their civil engineer Kevin Thatcher wrote memo outlining the changes to the plans, and copies of both these memos were distributed to the Commission. Details of their proposal for the driveway were explained. The lighting plan will be worked out with City staff. A simulation of the raised concrete driveway was submitted, including the mountable curb.

Mr. Connor noted that Commissioner Perosino (not present) expressed concerns regarding delivery hours, and asked Mr. Williams to address this issue.

Mr. Williams responded other towns have also expressed concerns regarding delivery hours, and a narrow time range will cause business and operational issues for Cumberland, and deliveries in the middle of the night may be a concern to the senior residents in the rear. They are willing to work with City Staff.

Mr. Connor noted that from past experience, it does not work to limit hours of deliveries and it becomes an enforcement issue. Mr. Calkins agreed, and it is noted on the record that it's not desirable to have deliveries during peak hours of traffic.

There was a lengthy discussion on driveways, parking, curbs, etc.

Chairman Calkins opened the hearing to the public.

Robert Krovas of 60 Laurel Acres appeared with traffic concerns and safety concerns.

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
October 8, 2014**

David Gill of Laurel Acres appeared and requested a ten foot fence to keep debris from blowing over. It's a very busy intersection. Mr. Connor noted a solid six foot PVC fence is planned, landscaping will be installed as well.

Lynn Mussi of Laurel Acres appeared and voiced concerns about the traffic, handicap walkers, etc., fuel delivery, etc.

Mr. Connor reviewed his memo to the Commission dated 10-6-14.

At 8:25 p.m. Chairman Calkins declared the public hearing closed.

Discussion followed amongst Commission members and Mr. Connor.

MOTION by Mr. Mele to

APPROVE Site Plan 1133, Special Exception 14-291 and Location Approval  
Applicant: Cumberland Farms, Inc.  
Location: 1237 East Main Street  
Proposal: Construct new 4,513 sq. ft. retail convenience store and gas fueling operation

The Commission has determined that the application meets the general conditions of Special Exception approval per Section 8.2 of the Zoning Regulations and specific requirements for Location Approval as a gasoline station per Section 6.2., with the following conditions and recommendation:

1. A Grading Permit shall be submitted and an Erosion & Sedimentation Bond in an amount acceptable to the City Planner shall be posted prior to issuance of a Zoning Permit.
2. The applicant shall submit a revised lighting plan to the City Planner that complies with Section 5.17 of the Zoning Regulations or receive special exception approval from the Planning & Zoning Commission for modification of the lighting in accordance with Section 5.17.5 of the Zoning Regulations.
3. Per Section 7.4.5 of the Zoning Regulations, a Stormwater Management/Best Management Practice (BMP) Maintenance Agreement with the City of Torrington shall be recorded in the Land Records of the City of Torrington. An annual report on the Stormwater Treatment facilities shall be submitted to the Planning and Zoning Commission no later than September 15<sup>th</sup> annually. The report shall comply with City Requirements.
4. A Sewer Discharge Permit shall be submitted prior to issuance of a Zoning Permit.
5. It is recommended that the applicant follow the advice of Fire Chief, Gary Brunoli, contained in a letter to the City Planner dated March 26, 2014.

MOTION seconded by Mr. Summers, unanimously carried.

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
October 8, 2014**

- b. Special Exception 14-292  
Applicant: John D. Eichner  
Location: 345-347-349 Main Street  
Proposal: Change of use to Three Family Residence (currently office first floor, residential use on second and third floor)

Mr. Calkins opened the public hearing at 8:40 p.m., and stated serving on the Commission this evening will be Paul Summers, Doris Murphy, Greg Mele, John Sheaffer, Donna Greco and Richard Calkins. Also in attendance is City Planner Martin Connor.

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

Mr. Eichner appeared before the Commission and explained his proposal for a three family residence.

Mr. Connor read his memo to the Commission dated 10/2/14.

There were no comments from the public. Mr. Calkins declared the public hearing closed at 8:45 p.m.

MOTION by Mr. Mele to APPROVE APPROVE Special Exception 14-292  
Applicant: John D. Eichner  
Location: 345 – 347 – 349 Main Street  
Proposal: Change of use to Three Family residence (currently office first floor, residential use on second and third floor)  
with the following condition and recommendation:

1. The applicant shall obtain a Sewer Discharge Permit for this unit from the WPCA.
2. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated September 3, 2014.

**7. Public Hearing Scheduled for October 22, 2014, 7:30 p.m. City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:**

- a. Special Exception 14-293 and Site Plan 1136  
Applicant: Preservation of Affordable Housing, Inc.  
Location: 380 Torrington West Street  
Proposal: Construct 60 unit senior housing complex, associated parking and community building

Passed until 10/22/14.

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
October 8, 2014**

**8. Adjournment:**

At 8:46 p.m., motion by Mr. Mele to adjourn, seconded by Mr. Summers, unanimously carried.

---

Land Use Office  
City of Torrington