

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
October 22, 2014**

Present: Richard Calkins, Chairman  
Greg Mele, Vice Chair  
Paul Summers, Member  
Doris Murphy, Member and IWC Liaison  
Jim Bobinski, Alternate  
Jon Sheaffer, Jr., Alternater

Also Present: Martin Connor, AICP; City Planner

Not Present: Greg Perosino, Member  
Donna Greco, Alternate

**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 on the Commission this evening will be Greg Mele Paul Summers, Doris Murphy, Jim Bobinski, Jon Sheaffer and Richard Calkins. Also present is City Planner Martin Connor.

Mr. Connor reviewed AARP Livability Fact Sheets, and AARP is working with walkable and livable communities website. There is good factual information on density, sidewalks, crossings, etc. Sidewalks are extremely important to communities, especially important in the downtown areas. Discussion and review followed on key highlights of the AARP fact sheets.

Land Use Academy training classes available were briefly reviewed.

**3. Minutes for Approval:**

a. 10/8/14

MOTION by Mr. Summers to approve the 10/8/14 minutes, seconded by Ms. Murphy, unanimously carried. Commissioner Bobinski abstained from voting.

**4. Old Business:**

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a. Enforcement Update

No court actions are pending per Mr. Summers. Mr. Connors noted ZEO Rista Malanca has been doing a great job with the current violations, working with property owners and banks in the case of foreclosures to address and clear up violations. Mr. Connor reviewed for the Commission what happens in the case of a property foreclosure and some success that the Land Use Office has with getting some of these foreclosures cleaned up

**5. New Business:**

No new business.

**6. 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 65 unit senior housing complex, associated parking and community building

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

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

Cory Fellows of Preservation of Affordable Housing in Boston appeared before the Commission and verified that the public hearing sign was properly posted, and the neighborhood notification receipts have already been submitted for the file. Also present are Todd Parsons, civil engineer with Lenard Engineering in Winsted, along with Chris Novelli and Greg Zorzi with Studio One Architects, and landscape architect Gwenn Ashbaugh and traffic engineer Dave Spear.

Mr. Fellows and representatives gave presentations of the proposal, referring to site maps. Questions and discussion followed between the applicant and the Commission.

Mr. Connor review his memo dated October 15, 2014 to the Commission.

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There were no comments from the public.

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

MOTION by Mr. Mele to APPROVE

Special Exception 14-293 and Site Plan 1136

Applicant: Preservation of Affordable Housing, Inc.

Location: 380 Torrington West Street

Proposal: Construct 65 unit senior housing complex, associated parking and community building

The Commission makes a finding that the application meets the specific and general requirements for Special Exception approval to construct 65 units of affordable housing multi-family residences with reduced parking requirements and approves the application with the following conditions:

1. Per Section 6.1.1.I, of the Zoning Regulations, all of the units in the building shall be deed restricted as affordable and shall be available for rent by tenants with incomes less than or equal to 80% of the area median income of Litchfield County as determined by the United States Department of Housing and Urban Development. These deed restrictions shall remain in effect for each unit no less than 30 years from the date of issuance of the certificate of occupancy. Corporation Council shall review and approve the proposed deed restrictions regarding the unit's affordability.
2. A contract between the City and Preservation of Affordable Housing, Inc. regarding unit affordability, shall be required per Section 6.1.2 G. of the Zoning Regulations. The contract prior to execution shall be reviewed and approved by the Corporation Counsel.
3. A Grading Permit shall be required prior to issuance of a Zoning Permit for the project.
4. The applicant shall address the comments of WPCA Administrator, Ray Drew, contained in a memo to the City Planner dated 9/23/14. A Sewer Discharge Permit application shall be filed with the Water Pollution Control Authority prior to obtaining a Zoning Permit for the project.
5. 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.

MOTION seconded by Mr. Summers, unanimously carried.

**7. Public Hearings Scheduled for November 12, 2014, 7:30 p.m. City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:**

- a. Special Exception 14-295  
Applicant: Josh Dailey  
Location: 233 Roosevelt Avenue  
Proposal: Accessory Apartment in the R10s zone

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- 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
  
- 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

Public hearings passed until 11/12/14.

**8.     Adjournment:**

MOTION at 8:29 p.m. to adjourn by Mr. Mele, seconded by Mr. Summers, motion unanimously carried.

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Land Use Office  
City of Torrington