

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
December 10, 2014**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chair
Paul Summers, Member
Donna Greco, Alternate
Jim Bobinski, Alternate
Jon Sheaffer, Alternate
Greg Perosino, Member

Also Present: Martin Connor, AICP; City Planner

Not Present: Doris Murphy, Member and IWC Liaison

1. Call to Order:

At 7:03 p.m., Chairman Richard Calkins called the meeting to order in the 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 Commissioners Jim Bobinski, Paul Summers, Jon Sheaffer, Donna Greco, Greg Mele and Richard Calkins. Also present is City Planner Martin Connor.

Mr. Connor reviewed the report prepared by Rista Malanca, ZEO, outlining the update to current and resolved zoning violations.

3. Minutes for Approval:

a. 11/12/14

MOTION by Mr. Summers to approve the 11/12/14 minutes, seconded by Mr. Mele, unanimously carried.

4. Old Business:

a. Enforcement Update

Mr. Summers provided an update regarding a meeting held with the Mayor, Commissioner Perosino and Mr. Summers. A more aggressive approach is suggested in handling violations. The lack of a second zoning enforcement officer was reviewed. It was a positive meeting, and there will be another meeting next week.

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Mr. Calkins noted the lack of maintenance on bank owned properties, discussion followed on how to get compliance and better maintenance of these vacant properties. (Commissioner Perosino arrived at 7:10 p.m.). Mr. Perosino stated he is encouraged with what has been discussed so far.

- b. Discussion re Zoning Regulation Amendment,
Artist Live/Work Location

Commissioners have a copy of Mr. Connor's proposed amendment. Mr. Calkins had concerns that these situations do not become an art gallery where these locations become a retail sales outlet to the public. This is a good start.

Mr. Connor has met with Mr. Ed Jaffe, who is present tonight.

Ms. Greco inquired about graffiti, and it was noted graffiti would be allowed now, art is art, and as long as it is not a sign, it would be allowed. Any type of sculpture is allowed on lawns now.

Mr. Connor outlined his reasoning for requiring this to be a Special Exception process, such as hours of operation, parking situation, areas of work, etc., items that would not be addressed under the regular Site Plan application. Discussion followed.

Mr. Ed Jaffe appeared and thanked Mr. Connor for introducing this matter, artists come into the community, and everything else follows. This is good for the community and promotes tourism.

MOTION by Mr. Mele to set a public hearing date of January 14, 2015 on the subject regulation change, seconded by Mr. Perosino, unanimously carried.

5. New Business:

- a. Section 8-24 Referral
Applicant: Mayor and City Council
Re: Deed Restrictions on City of Torrington Properties:
Colin Drive, Assessor Map 252 Block 004 Lot 067
Cedar Lane, Assessor Map 252 Block 004 Lot 033
Hillandale Blvd., Assessor Map 251 Block 001 Lot 003

Mr. Connor read Corporation Counsel Ray Rigat's memo explaining this 8-24 Referral.

Brief discussion followed.

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MOTION by Mr. Perosino to make a favorable recommendation under Section 8-24 of the Connecticut State Statutes to the Mayor and City Council to place deed restrictions for the protection of nature resources and public water supplies on the following three City owned properties:

Colin Drive, Assessor Map 252 Block 004 Lot 067
Cedar Lane, Assessor Map 252 Block 004 Lot 033
Hillandale Blvd., Assessor Map 251 Block 001 Lot 003

MOTION seconded by Mele, unanimously carried.

- b. Site Plan 1144
Applicant: Torrington Municipal & Teachers
Federal Credit Union
Location: 44 Arlene Street
Proposal: Parking lot for 777 East Main Street

Attorney Peter Herbst appeared representing the applicant, along with Nancy Seiller, Chief Operating Officer, and Joe Manes, Chairman of the Board of Trustees. Ken Hrica, Project Engineer is also present.

Mr. Herbst gave presentation on the proposed 15 car parking lot, primarily to be used for the employees of the Credit Union. At the present time, the parking lot does not accommodate all the cars associated with the Credit Union. Four to six employee cars are parked on Bishop Street during the day. The new parking lot would primarily be used for employees, with any extra spaces that could be used by customers. There is no new curb cut being proposed with this parking lot.

Kenneth Hrica, Professional Engineer and licensed land surveyor appeared before the Commission. Mr. Hrica reviewed the 15 car pervious parking area, two way travel within it, and other technical details regarding the lot.

Mr. Hrica reviewed the lighting plans, one extra fixture will be added with a backshield.

In response to a question from Mr. Calkins, Mr. Hrica and Mr. Herbst confirmed the two separate parcels will be combined.

Mr. Connor read his memo to the Commission dated 12/8/14.

Mr. Calkins inquired about water leaching out of the permeable pavers, and the engineering department comments. Mr. Hrica provided technical responses to how the water will be managed via the permeable pavers.

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MOTION by Mr. Mele to APPROVE Site Plan 1144

Applicant: Torrington Municipal and Teachers Federal Credit Union

Location: 44 Arlene Street

Proposal: Parking lot for 777 East Main Street

with the following recommendation and conditions:

1. The applicant shall address the comments contained in an e-mail memo to the City Planner from Assistant City Engineer Matt Walsh, P.E., dated, 12/8/14.
2. A Grading Permit for the project shall be submitted. The applicant's Engineer shall submit a bond estimate for the proposed E&S Controls to be reviewed and approved by the City Planner. A cash bond in the approved amount should be submitted prior to the start of construction.
3. Proof of merger of the properties at 44 Arlene Street and 777 East Main Street shall be submitted to the City Planner's Office prior to the issuance of a Grading Permit and start of construction on the parking lot.
4. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated 12/1/14.

MOTION seconded by Mr. Perosino, unanimously carried.

6. Adjournment:

At 8:00 p.m., motion by Mr. Mele to adjourn, seconded by Mr. Perosino, unanimously carried.

Land Use Office
City of Torrington