

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
April 22, 2015**

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

Also Present: Rista Malanca, Zoning Enforcement Officer

Not Present: Martin Connor, City Planner
Doris Murphy, Member and IWC Liaison
James 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, Greg Perosino, Donna Greco, Jon Sheaffer and Richard Calkins. Also present is Zoning Enforcement Officer Rista Malanca.

- a. Appoint Commissioner Jim Bobinski to Architectural Review Committee (to replace Greg Perosino)

MOTION by Mr. Perosino to appoint Commissioner Jim Bobinski to the Architectural Review Committee, motion seconded by Mr. Summers, unanimously carried.

3. Minutes for Approval:

- a. 3/18/15

MOTION by Mr. Summers to approve the 3/18/15 minutes, seconded by Mr. Mele, motion carried with Mr. Perosino abstaining from voting.

4. Old Business:

- a. Enforcement Update

Mr. Summers and Ms. Malanca did not have any new information for the Commission.

Mr. Perosino updated the Commission on the deteriorating situation on Red Oak Hill, Mr. Rosa, owner. The pool is open and unsecure, and Mr. Perosino will be contacting the Health Department about this matter. Also, the fence is down, and debris is accumulating.

5. New Business:

a. Site Plan 1152

Applicant: Borghesi Building and Engineering Co., Inc.

Location: 857 Main Street

Proposal: 10' x 29' addition to PATCO service station

Mark Borghesi of Borghesi Building and Engineering Co. Inc., appeared on behalf of Patterson Oil Company. Mr. Borghesi provided details of the addition, and it is all contingent upon state approvals to removal fuel tanks, and replace with new fuel tanks. Construction and façade information was explained, referring to site maps. Concrete sidewalks will be constructed as recommended by City Engineering. A new dumpster pad will be installed, plantings were detailed and the whole site will be paved after the tank swap.

Mr. Calkins questioned the canopies on site, as the drawings said they were to remain, and Mr. Borghesi said they would be replaced. Per Russ Patterson, the canopies will be removed and then replaced exactly the same as it is now, and the kerosene island will be removed. Connecticut law does not require fire suppression in the canopy area. Mr. Calkins noted he believes it is up to the local Fire Marshal regarding the fire suppression system in the canopy area, some stations do install the system, but most do not in Connecticut.

Ms. Malanca read Mr. Connor's memo to the Commission dated 4/16/15.

MOTION by Mr. Mele to APPROVE Site Plan 1152

Applicant: Borghesi Building and Engineering Co., Inc.

Location: 857 Main Street

Proposal: 10' x 29' addition to PATCO service station

with the following conditions and recommendation:

1. Per Assistant City Engineer Matt Walsh, P.E., comments contained in an e-mail memo to the City Planner dated 4/16/15, the plans shall be clarified to show that the existing sidewalk is being replaced with a concrete sidewalk. Also The City Standard Detail for Concrete Sidewalk shall be added to the final plan.
2. A Sewer Discharge Permit update application shall be submitted by the applicant in accordance with the memo to the City Planner from Ray Drew, WPCA Administrator, dated, 4/7/15.
3. It is recommended that the applicant follow the advice of Fire Chief Brunoli contained in his letter to the City Planner dated 4/6/15.

MOTION seconded by Mr. Perosino, unanimously carried.

- b. Site Plan 1153
Applicant: Cook Funeral Services, LLC
Location: 82 and 86 Litchfield Street and 4 Summer Street
Proposal: Addition to existing funeral home

Kenneth Hrica, Profession Engineer and Licensed Land Surveyor appeared representing Cook Funeral Services, LLC. The applicant has purchased 86 Litchfield Street, 4 Summer Street and demolished the current buildings and is proposing the subject addition. Mr. Hrica provided details of the proposal. The existing parking area will remain the same, except for a widened accessway to allow a new canopy/entrance. The proposed landscaping and retaining wall was explained by Mr. Hrica.

Ms. Malanca read Mr. Connor's memo to the Commission dated 4/13/15.

Mr. Hrica answered questions regarding the size of the building from Mr. Mele.

MOTION by Mr. Mele to APPROVE Site Plan 1153

Applicant: Cook Funeral Services LLC
Location: 82 and 86 Litchfield Street, and 4 Summer Street
Proposal: Addition to existing funeral home
with the following conditions and recommendation:

1. The owners shall merge the properties at 82 Litchfield Street, 86 Litchfield Street and 4 Summer Street and shall provide proof of merger to the City Planner's office prior to obtaining a zoning permit to construct the addition.
2. The applicant shall submit a lighting plan to the City Planner for approval that complies with Section 5.17 of the Zoning Regulations. All outside lighting fixtures shall be full cut-off fixtures.
3. The applicant shall address the comments from Assistant City Engineer Matt Walsh, P.E., contained in his letter to the City Planner dated 4/13/15.
4. The applicant shall address the comments from Ray Drew, Administrator, W.P.C.A., contained in his letter to the City Planner dated 4/10/15.
5. It is recommended that the applicant follow the recommendations of Fire Chief Gary Brunoli, contained in his letter to the City Planner dated 4/9/15.
Motion seconded by Mr. Mele, unanimously carried.

- c. Site Plan 1157
Applicant: A/Z Corporation for Eversource Energy
Location: 174 Franklin Street
Proposal: Install materials storage bins and protective canopies for use by Eversource Gas

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

- d. Site Plan 1158
 - Applicant: Daniel Gervais, Jr.
 - Location: 945 New Harwinton Road
 - Proposal: Construct 6,000 sq. ft. bldg. and parking

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

6. Adjournment:

At 8:45 p.m., Motion by Mr. Mele to adjourn, seconded by Mr. Summers, unanimously carried.

Land Use Office
City of Torrington