

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
June 10, 2015**

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

Also Present: Martin J. Connor, AICP; City Planner

Not Present: Greg Perosino, Member

1. Call to Order:

Chairman Richard Calkins called the meeting to order at 7:05 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. Attendance/Announcement by Chairman:

Chairman Richard Calkins announced present and serving on the Commission this evening will be Commissioners Greg Mele, Doris Murphy, Paul Summers, Jim Bobinski, Donna Greco, Jon Sheaffer, Jr., and Richard Calkins. Also present is City Planner Martin J. Connor.

Mr. Connor stated today he attended the opening ceremony for Preservation of Affordable Housing, their new buildings and renovations at their Torrington West Street complex. Work inside and out was completed, new windows, and the community room was expanded. There is another Phase that will hopefully be completed in the future for additional units. This is a good addition to the City of Torrington and this Commission should be pleased with the outcome.

Last Friday Mr. Connor attended an awards ceremony at the Torrington UCONN branch, the Torrington Trails Group received an award from the Connecticut Greenways Council. The Torrington Trails Group has done much work in Torrington.

Mr. Connor noted the Torrington Library has obtained a Zoning Permit for their approved Site Plan, and work will begin on that project soon.

3. Minutes for Approval:

a. 5/13/15

MOTION by Mr. Summers to approve the 5/13/15 minutes, seconded by Ms. Murphy, motion carried with Mr. Bobinski and Mr. Mele abstaining from voting.

4. Old Business:

a. Enforcement Update

Mr. Connor reviewed the recent project on Main Street, the demolition of the Duck Pin Bowling building. Hopefully soon the Andrighetti building on Main Street will be demolished as well. The former Altek building on East Elm Street may be coming before this Commission for a possible Zone Change, to allow additional uses on site. The Nidec building property on Franklin Avenue will require a Zone Change at some point.

b. Site Plan 1157

Applicant: A/Z Corporation for Eversource Energy
Location: 114 Harwinton Avenue
Proposal: Install materials storage bins and protective canopies for use by Eversource Gas

John Novak of A/Z Corporation appeared representing Eversource Energy, who is consolidating services in the State of Connecticut. Their Yankee Gas building on East Main Street has been sold, and those services have been moved to 114 Harwinton Avenue, and this proposal is for two, two bay storage facilities, similar to the ones on the East Main Street site. Sand, gravel, dirt, will be stored in these facilities. These locations will house small amounts of these products that may be needed during times of off-hour work being performed.

Mr. Connor stated the applicant has obtained a permit from the DEEP for storage of contaminated soil and other matters, in volumes of less than 10,000 yards.

Mr. Connor read his memo to the Commission dated June 10, 2015.

MOTION by Mr. Mele to APPROVE Site Plan 1157;

Applicant: A/Z Corporation for Eversource Energy
Location: 114 Harwinton Avenue (Assessor Map 126 Block 1 Lot 1)
Proposal: Install materials storage bins and protective canopies with the following condition:

1. Per Assistant City Engineer Matt Walsh's comments contained in an e-mail memo to the City Planner dated 6/10/15, the applicant shall provide erosion control for all three of the catch basins located near the project as they are all at approximately the same elevation.
MOTION seconded by Mr. Summers, unanimously carried.

5. New Business:

None

At 7:20 p.m., the Commission recessed prior to public hearings.

6. Public Hearings scheduled for 7:30 p.m.; Wednesday, June 10, 2015, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:

- a. Special Exception 15-298
Applicant: Gregory J. Lemieux
Location: 47 Persechino Drive
Proposal: Accessory apartment

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

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

Gregory Lemieux, 47 Persechino Drive, appeared before the Commission, gave the Chairman his mailing certification and verified the public hearing sign was properly posted.

Mr. Lemieux gave a brief presentation of his proposal to add an accessory apartment.

Mr. Connor reviewed his memo to the Commission dated June 4, 2015.

There were no comments from the public.

At 7:43 p.m., Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Special Exception 15-298

Applicant: Gregory L Lemieux

Location: 47 Persechino Drive

Proposal: Accessory apartment

with the following conditions:

1. A Driveway Permit shall be obtained from the Engineering Department prior to issuance of a Zoning Permit.
2. The applicant shall obtain approval from the TAHD prior to obtaining a Zoning Permit as the property is serviced by a well.
3. The Zoning Table on the recording Mylar Map shall be corrected to show the existing dwelling's habitable floor area as 2,656 sq. ft.
4. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 6/3/15.
5. It is recommended the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated 5/6/15.

The Commission makes a finding that the application meets the general and specific standards for Special Exception Approval.

MOTION seconded by Mr. Summers, unanimously carried.

- b. Site Plan 1159 and Special Exception 15-299
Applicant: TO Design, LLC for Kelly Housing Limited Partnership
Location: 4 Terrace Drive, Northside Terrace
Proposal: Construct new building, site improvements to parking, walkways, landscaping; affordable housing (Section 6.1)

At 7:46 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Jon Sheaffer, Donna Greco, Paul Summers, Greg Mele, Jim Bobinski, Doris Murphy and Richard Calkins. Also in attendance is City Planner Martin Connor.

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

Mark Fisher of TO Design, New Britain, CT appeared representing the application. Mr. Fisher submitted the mailing certification receipts and verified the public hearing sign was properly posted on the site.

Mr. Fisher gave a presentation of the proposal (referring to site maps), which is now in need of a major renovation. Ten handicap accessible parking spaces will be added, there will be a total of 111 parking spaces, a parking study was briefly reviewed by Mr. Fisher. Handicap accessible units will be added during the renovation process. Significant new plantings will be added, as well as a sidewalk along Daley Drive.

Dan McGuinness, President of the Kelly Housing Authority, appeared before the Commission. Mr. McGuinness prepared the parking study, and reviewed his findings with the Commission.

Jim Healey, Architect from Quisberry Architects in Farmington, CT appeared before the Commission and reviewed the design boards that had previously been submitted. There will be a new 1,600 sq. ft. new building that will house the new leasing office.

Questions and discussion followed on the proposed project.

Mr. Connor reviewed his memo to the Commission dated June 5, 2015.

There were no comments from the public, and at 8:05 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Site Plan 1159 and Special Exception 15-299
Applicant: TO Design, LLC for Kelly Housing Limited Partnership
Location: 4 Terrace Drive, Northside Terrace
Proposal: Construct new building, site improvements to parking, walkways, landscaping; affordable housing (Section 6.1)

with the following conditions:

1. The applicant shall address the comments from W.P.C.A. Administrator, Ray Drew, contained in a letter to the City Planner dated 5/27/15.
2. The landscape plan shall be revised to address the comments from Rista Malanca, CZ&WEO, contained in an e-mail memo to the City Planner dated 6/1/15.

3. It is recommended that the applicant follow the advice of Fire Chief, Gary Brunoli, contained in a letter to the City Planner dated 4/9/15.
4. The applicant shall address the comments of Assistant City Engineer Matt Walsh, contained in his e-mail dated 6/5/15.

The Commission makes a finding that the application meets the general and specific standards for Special Exception Approval.

MOTION seconded by Mr. Summers, unanimously carried.

7. **Public Hearing scheduled for 7:30 p.m.; Wednesday, June 24, 2015, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT**

- a. Special Exception 15-300
Applicant: John Matteis
Location: 316 Meyer Road
Proposal: Reduction of sideyard setback to 17.7' for house addition (25' setback required), Section 4.1.9

Public hearing passed until 6/24/15.

8. **Adjournment:**

MOTION by Mr. Mele to adjourn at 8:07 p.m., seconded by Mr. Summers, unanimously carried.

Land Use Office
City of Torrington