

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
June 24, 2015**

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

Also Present: Martin Connor, AICP; City Planner

Not Present: Doris Murphy, Member and IWC Liaison
Greg Perosino, Member
Donna Greco, Alternate

1. Call to Order:

Chairman Richard Calkins called the meeting to order at 7:01 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 this evening will be Commissioners Greg Mele, Jim Bobinski, Paul Summers, Jon Sheaffer and Richard Calkins. Also present is City Planner Martin Connor.

3. Minutes for Approval:

a. 6/10/15

MOTION by Mr. Summers to approve the 6/10/15 minutes, seconded by Mr. Mele, unanimously carried.

4. Old Business:

a. Enforcement Update

No updates from Commissioner Summers.

Mr. Connor noted there is a Wetlands matter that is going to court tomorrow.

Mr. Connor stated the Blight Committee has met, and there has been success with the Bowling Alley on Main Street situation. Obviously everyone is very concerned with Andrighetti's burned property on Main Street, and that is the next big target.

Mr. Calkins inquired about the situation on Red Oak Drive, and there is no new information on that matter.

5. New Business:

- a. Site Plan 1161
Applicant: Dymax Corporation
Location: 51 Greenwoods Road
Proposal: Construct enclosed loading dock

John Phillips, Professional Engineer with Borghesi Building and Construction, Inc., appeared representing the applicant. Mr. Phillips provided site details, and information regarding their recessed loading dock, which is not easy or convenient to use. Details about the proposed new enclosed loading dock were provided, referring to site maps.

Mr. Connor read his memo to the Commission dated June 19, 2015.

Chairman Calkins posed questions regarding the 2,000 gallon oil tank, which were answered by Mr. Phillips.

MOTION by Mr. Mele to APPROVE Site Plan 1161

Applicant: Dymax Corporation
Location: 51 Greenwoods Road
Proposal: Construct enclosed loading dock

1. Per Section 8.4.2.B.2 of the Zoning Regulations, an up-to-date Class A-2 Survey of the property and improvements prepared by a Land Surveyor shall be submitted prior to issuance of a zoning permit.
2. The applicant shall address the Engineering comments contained in the memo from Assistant City Engineer Matt Walsh to the City Planner dated 6/18/15.
3. The handicap spaces shall be properly marked and signed in accordance with the Federal Manual on Uniform Traffic Control Devices (MUTCD.)
4. It is recommended that the applicant follow the advice of Fire Chief Brunoli contained in his letter to the City Planner dated 6/17/15.

MOTION seconded by Mr. Summers, unanimously carried.

At 7:15 p.m. the Commission went into recess before the public hearing.

6. 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 R60 zone), Section 4.1.9

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

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

John Matteis, applicant, appeared before the Commission. He is representing his parents, one of whom had a bad fall in December and he wants a bathroom on the main floor. When the house was built it was an R15 zone, and now it is a R60 zone which changed the setbacks.

Mr. Connor explained the Special Exception process.

Mr. Matteis answered questions from the Commissioners. The new bath addition will be going where the uncovered deck is located.

Mr. Connor read his memo to the Commission dated June 18, 2015.

There were no comments from the public.

At 7:40 p.m., Chairman Calkins declared the public hearing closed

MOTION by Mr. Mele to APPROVE Special Exception 15-300

Applicant: 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

MOTION seconded by Mr. Summers, unanimously carried.

7. Adjournment:

MOTION by Mr. Mele at 7:41 p.m. to adjourn, seconded by Mr. Summers, unanimously carried.

Land Use Office
City of Torrington