

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
February 18, 2015**

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

Also Present: Martin Connor, AICP; City Planner

Not Present: Greg Perosino, Member  
Doris Murphy, Member and Inland Wetlands Liaison

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

Mr. Calkins announced there is an invitation for the annual conference of the Connecticut Federation of Planning and Zoning Agencies on March 26, 2015. We have a Commissioner who qualifies for the twelve year award, and that is Commissioner Jim Bobinski, with this Commission for twelve years.

**3. Minutes for Approval:**

a. 1/14/15

Mr. Calkins noted a correction to the 1/14/15 minutes, Ms. Doris Murphy was present that evening. MOTION by Mr. Mele to approve the 1/14/15 minutes as amended, seconded by Mr. Summers, unanimously carried.

**4. Old Business:**

a. Enforcement Update

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Mr. Connor attended a Blight Committee Meeting, and the Building Official gave his opinion that the Blight Ordinance we have covers only residential, and not business. Mr. Connor met with Judith Dicine, Supervisory Assistant State's Attorney, on Friday, and she suggested she be invited to a future blight meeting to discuss this.

**5. New Business:**

a. Site Plan 1146

Applicant: Torrington Library, Peter Wells, AIA  
Location: 12 Daycoeton Place, Assessor Map 117 Block 12 Lot 8  
Proposal: Additions and renovations to Torrington Library

Peter Wells, AIA, Wells and Tuthill Architects of Avon, CT appeared before the Commission. Mr. Wells presented maps and gave a presentation on the proposal, and explained the phasing that is proposed. The three floors will be expanded approximately 4,000 sq. ft. each. A much improved Children's Library will be constructed, taking up nearly the entire second floor. The basement will have a community rooms for approximately 150 people. The basement will not be used all the time, just periodically for meetings in the community rooms.

Mr. Wells explained the new addition will have a simulated slate roof, as the budget that does not allow for a true slate roof. The simulated slate roof will match the existing roof. Moore details were given for the bids that are out for the façade of the building. Architectural details were given by Mr. Wells.

An arrangement is being worked on with the Parking Authority to have parking made available in the existing Municipal lot for library staff.. Great improvements will be made to the handicap access. Video return and the book drop box were discussed, and the congestion caused by people parking in the middle of Daycoeton Place to drop items in the drop boxes. This will be redesigned to alleviate these issues.

Mr. Connor wrote a memo to the Commission dated January 28, 2015, and then Mr. Connor updated the memo, with a new date of February 17, 2015. Mr. Connor read the latest memo.

In response to questions from the Commission, Mr. Wells elaborated on the footing drain outlet pipes, and the lines they plan to install. Mr. Wells and the project engineer are working with the City's Engineering Department to address the City's concerns.

MOTION by Mr. Mele to APPROVE Site Plan 1146

Applicant: Torrington Library, Peter Wells, AIA  
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with the following conditions:

1. The applicant shall submit a landscaping plan and lighting plan that conforms to the Zoning Regulations for approval by the City Planner.
2. The applicant shall address the comments contained in a memo from Assistant City Engineer Matt Walsh to the City Planner dated 2/2/15.
3. The applicant shall address the comments contained in a memo from Ray Drew, Administrator, WPCA to the City Planner dated 1/29/15.
4. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated 1/26/15.  
MOTION seconded by Mr. Summers, unanimously carried.

- b. Special Exception 15-296  
Applicant: Guerrera Construction Co., Inc. for Hillside Cemetery  
Location: 76 Walnut Street  
Proposal: Deposit in excess of 100 cubic yards of material from Courthouse site, Section 6.4 (set public hearing date)

MOTION by Mr. Mele to set a public hearing date of March 18, 2015, seconded by Mr. Summers, unanimously carried.

- c. Special Exception 15-297  
Applicant: Guerrera Construction Co., Inc. for Railside Industrial Complex  
Location: 105 Summer Street  
Proposal: Deposit in excess of 100 cubic yards of material from Courthouse site, Section 6.4 (set public hearing date)

MOTION by Mr. Mele to set a public hearing date of March 18, 2015, seconded by Mr. Summers, unanimously carried.

**6. Adjournment:**

MOTION by Mr. Summers to adjourn at 7:40 p.m., seconded by Mr. Sheaffer, unanimously carried.