

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
October 9, 2013**

Present: Richard Calkins, Chairman  
Greg Mele, Vice Chairman  
Paul Summers, Member  
Jim Bobinski, Alternate  
Christine Mele, 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 7:00 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, Jim Bobinski, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor.

Mr. Connor noted a fundraiser for the YMCA Strong Kids Campaign to be held on October 27, 2013 in Goshen.

**3. Minutes for Approval:**

a. 9/11/13

MOTION by Mr. Summers to approve the 9/11/13 minutes, seconded by Mr. Mele, motion carried with Mr. Bobinski and Ms. Mele abstaining from voting.

**4. Old Business:**

a. Enforcement Update

Mr. Summers reviewed the updates. The Milo case is set for trial on November 22, 2103. There is a stipulated judgment in the Sullivan matter on Tarringford Street, approved on October 3. Sullivan's attorney met on site with our Corporation Counsel and ZEO Kimberly Barbieri. Once Sullivan's attorney saw what was there, he was quick to work out an agreement.

Mr. Connor believes there will be a stipulated judgment on the Milo matter as well. Mr. Connor wanted to say for the record that Corporation Counsel Ray Rigat has been doing a fabulous job moving these matters through the Court system. Members of the Commission agreed with Mr. Connor's comments.

**5. New Business:**

a. Site Plan 1094

Applicant: RWR Landholding/LR Enterprises  
Location: 901 Migeon Avenue  
Proposal: Three storage sheds for construction materials

Bob Rimbach, 207 Campville Road, Northfield, CT appeared for the applicant.

Mr. Connor read his memo dated 10/7/13 into the record.

Mr. Rimbach noted the fire lock box was installed twelve years ago. Mr. Rimbach questioned the rain garden installation date, as there is much flooding in the Spring. Mr. Connor said he has spoken with ZEO Mrs. Barbieri who said Autumn is the optimal time to plant, and Mr. Calkins said it would help in the Spring, put it in now.

**MOTION by Mr. Mele to APPROVE Site Plan 1094**

Applicant: RWR Landholding/LR Enterprises  
Location: 901 Migeon Avenue  
Proposal: Three storage sheds for construction materials and three storage trailers with the following condition and recommendation:

1. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his e-mail to the City Planner dated 9/4/13.
2. The rain garden shall be installed in accordance to the plans within 60 days of Site Plan approval. Motion seconded by Mr. Summers.

- b. Section 8-24  
Recommendation from Public Works Director Jerry Rollett  
Sale of Torrington Water Supply

Public Works Director Jerry Rollett appeared and briefly explained the history of the Torrington Water Supply. A negotiated sale is taking place now between Torrington Water Company and Torrington Water Supply, and the City Council requests this Planning and Zoning Commission review it through Section 8-24. The City does not want to be in the water business, and these customers pay ten percent more for their water over the past forty years. Paperwork and reports, and complaints are handled through the City of Torrington, who just hires the Torrington Water Company to do repairs and maintenance for us. By the Torrington Water Company taking over the system, users will immediately see a ten percent reduction in their rates. Some users will see an increase as Torrington Water Company charges for fire protection, private system services, etc. It is a benefit to the City of Torrington to get out of this.

MOTION by Mr. Mele to make a favorable recommendation to the Mayor and City Council on Section 8-24, Recommendation from Public Works Director Jerry Rollett, sale of Torrington Water Supply.

- c. Section 8-24  
Recommendation from Economic Development Director Rose Ponte  
Proposal: Acquisition of Property at 100 Franklin Street

Mr. Calkins acknowledged Ms. Ponte's leaving the City of Torrington, and thanked her for years of dedicated service and enthusiasm for the City of Torrington. Mr. Connor echoed Mr. Calkins' comments, Ms. Ponte has been a dedicated partner with the Land Use Office and she will be greatly missed. Ms. Ponte thanked everyone, and it has been a true team partnership working with Marty Connor and the Land Use Office.

Ms. Ponte gave a brief presentation on the acquisition of 100 Franklin Street. The industrial building was demolished and there is over an acre of land which needs clean up of the rubble. Ms. Ponte provided background history of the property, which had been a brownfield site. Approximately  $\frac{3}{4}$ 's of the environmental issues have been taken care of. Environmental consultants have done an updated Phase I. An estimated range of clean up is between \$85,000 and \$670,000. Estimated cost per the consultant is approximately \$200,000. Ms. Ponte provided further financial details, referring to material that was sent to City Council and this Commission. Ms. Ponte believes the value in this property is as parking for the many new and successful businesses that have opened in recent years. A dog park or community garden is also a consideration. A parking lot is a good use of this site, and the asphaltting caps the environmental issues.

The City Council felt comfortable in referring this matter to this Commission. Ms. Ponte noted they have a full Phase I and a full Phase II and provided further details. Mr. Calkins

noted the City Council will have to evaluate the risk of taking on a property with environmental issues. Mr. Connor stated this property has been identified as a property that needs to be revitalized. The Commission can send it back with a favorable recommendation as we want to have this rebuilt. Further discussion followed.

MOTION by Mr. Mele to make a favorable recommendation to the Mayor and City Council on Section 8-24, Recommendation from Economic Development Director Rose Ponte, Acquisition of Property at 100 Franklin Street. Motion seconded by Mr. Summers, unanimously carried.

- d. Special Exception 13-274
  - Applicant: Tomcrx, LLC; Shaun G. Cresham, Maria C. Cresham
  - Location: 69 Riverside Avenue
  - Proposal: Physician Office, R6 zone (set public hearing date)

MOTION by Mr. Mele to set a public hearing date of November 13, 2013, seconded by Mr. Summers, unanimously carried.

- e. Section 8-24
  - Recommendation to request 92' sewer extension on Tarringford Street to service 383 Tarringford Street (Berkshire Engineering & Surveying, LLC)

Mr. Connor read a memo from Assistant City Engineer Matt Walsh to the City Planner recommending this proposed 92' sewer extension. Mr. Jerry Rollett recommended this proposal as well.

MOTION by Mr. Mele to make a favorable recommendation to the Mayor and City Council on Section 8-24, request for 92' sewer extension on Tarringford Street to service 383 Tarringford Street, (Berkshire Engineering and Surveying LLC). Motion seconded by Mr. Summers.

- f. Site Plan 1098
  - Applicant: Carolyn A. Parker for Cumberland Farms
  - Location: 1076 East Main Street
  - Proposal: Increase of signage from 39 square feet to 54 square feet

Carolyn Parker appeared representing Cumberland Farms. She explained Cumberland Farms has come up with a "smart pay program". There is allowable space for this extra signage. Mr. Connor had ZEO Ms. Barbieri review both Site Plan 1098 and Site Plan 1099 and both applications meet the zoning regulations for signage.

MOTION by Mr. Mele to APPROVE Site Plan 1098

- Applicant: Carolyn A. Parker for Cumberland Farms
- Location: 1076 East Main Street

Proposal: Increase of signage from 39 square feet to 54 square feet  
MOTION seconded by Mr. Summers, unanimously carried.

- g. Site Plan 1099  
Applicant: Carolyn A. Parker for Cumberland Farms  
Location: 207 South Main Street  
Proposal: Increase of signage from 48 square feet to 63 square feet.

Carolyn Parker appeared representing Cumberland Farms. Mr. Connor noted same as previous application, Ms. Barbieri has inspected and reviewed this application. Mr. Connor recommended approval as submitted.

MOTION by Mr. Mele to APPROVE Site Plan 1099  
Applicant: Carolyn A. Parker for Cumberland Farms  
Location: 207 South Main Street  
Proposal: Increase of signage from 48 square feet to 63 square feet  
MOTION seconded by Mr. Summers, unanimously carried.

6.

**Adjournment:**

MOTION by Mr. Mele to adjourn at 7:46 p.m., seconded by Mr. Summers, unanimously carried.

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Land Use Office  
City of Torrington