

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
February 26, 2014**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chair
Paul Summers, Member
Jim Bobinski, Alternate
Christine Mele, Alternate
Donna Greco, Alternate

Also Present: Martin Connor, AICP; City Planner

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

1. Call to Order:

Chairman Richard Calkins called the meeting to order at 7:03 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 Paul Summers, Greg Mele, Jim Bobinski, Christine Mele, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

CFPZA are having annual conference on March 13, 2014 and having a conference at the AquaTurf. One of the discussion topics is medical marijuana laws. The Speaker is William Rubenstein, Commissioner of Connecticut Department of Consumer Protection. Any Commissioner who wishes to attend please let Martin Connor or Lona know.

3. Minutes for Approval:

a. 1/8/14

MOTION by Mr. Summers to approve the 1/8/14 minutes, seconded by Mr. Mele, unanimously carried.

4. Old Business:

- a. Enforcement Update

The report from Corporation Ray Rigat had been distributed, items waiting for action are so noted. No further update.

5. New Business:

- a. Site Plan 1111
Applicant: Tony Lafo, American Sign, Inc.
Location: 1692 East Main Street
Proposal: New Signage (over 32 sq. ft) for Aspen Dental Center

Tony Lafo, 614 Ferry Street, New Haven, CT appeared before the Commission. Mr. Calkins confirmed this is the location of the former People's bank near Applebee's.

Mr. Connor read his memo to the Commission.

MOTION by Mr. Mele to APPROVE Site Plan 1111
Applicant: Tony Lafo, American Sign, Inc.
Location: 1692 East Main Street
Proposal: New Signage (over 32 sq. ft.) for Aspen Dental Center
Motion seconded by Mr. Bobinski, unanimously carried.

- b. Site Plan 1112
Applicant: Torrington Lodge B.P.O.E. #372
Location: 70 Litchfield Street
Proposal: Outdoor patio dining, seating for 32

Scott Langenheim, 70 Litchfield Street, Elks Club, Torrington, CT appeared before the Commission.

Mr. Connor explained the Zoning Regulations that cover this proposal, the dining will be on their existing front porch, outside dining, which requires approval from the Planning and Zoning Commission.

Mr. Langenheim explained their current liquor permit will cover this new proposal, and he will be submitting the appropriate paperwork to the Land Use Office for Mr. Connor's signature.

Mr. Connor read his memo dated February 7, 2014 to the Commission.

Mr. Langenheim explained the layout and proposed furniture for the dining area.

MOTION by Mr. Mele to APPROVE Site Plan 1112
Applicant: Torrington Lodge B.P.O.E. #372
Location: 70 Litchfield Street
Proposal: Outdoor patio dining, seating for 32

with the following recommendation and condition:

1. The applicant shall complete a Sewer Discharge Permit in accordance with the memo from Ray Drew, Administrator, WPCA, dated 2/7/14
2. It is recommended per Fire Chief Gary Brunoli that the applicant shall maintain a property access from the patio area into the main building for the Fire Department.

MOTION seconded by Mr. Summers, unanimously carried.

MOTION by Mr. Summers to add the following item to the agenda by 2/3rds vote:

MOTION to add an item to the agenda by 2/3rds vote:

Applicant: Liberty Recycling North LLC
Location: 1165 South Main Street
Proposal: Location Approval, Automotive Junkyard (set public hearing date)

Motion seconded by Mr. Mele, unanimously carried.

MOTION by Mr. Summers to set a public hearing date of March 26, 2014, seconded by Mr. Mele, unanimously carried.

- c. Election of Planning and Zoning Commission Officers:
Chairman Richard Calkins
Vice Chair Greg Mele
Secretary Doris Murphy
Inland Wetlands Commission Liaison Doris Murphy

Mr. Connor clarified the charter has been changed, and it is not longer required to have an Inland Wetlands Commission Liaison. Mrs. Murphy has volunteered for this many times in the past.

It was the consensus of the Commission to maintain the current slate of officers.

MOTION by Mr. Summers to re-elect the current slate of officers, seconded by Mr. Mele, motion carried with one opposition (Mr. Calkins).

- d. Discussion: Amendment to Torrington Zoning Regulations, Section 5.15.5A and 8.4.1A, Site Plan approval for signs over 32 sq. ft. in size
Applicant: Torrington Planning and Zoning Commission
- e. Discussion: 59 Field Street, Torrington Business Park; discuss possible zone change from Industrial to Downtown District

Commission members and Mr. Connor discussed items 5d and 5e. Mr. Connor clarified definitions of various type signs. Mr. Calkins and Mr. Connor provided details on the 59 Field Street site. The future court house will be located across the street.

MOTION by Mr. Summers to set a public hearing date of April 9, 2014 on the proposed zone change and zoning regulation amendments, seconded by Mr. Mele, unanimously carried.

6. Public Hearing Scheduled for February 26, 2014 at 7:30 p.m., City Hall Council Chambers, 140 Main Street, Torrington, CT

- a. Special Exception 14-284
Applicant: Xiu Mei Chen
Location: 835 New Harwinton Road, Unit 5
Proposal: Convert section of building (unit 5) to residential apartment

The applicant was not present. Mr. Connor stated there is no evidence to show that proper notice was given to abutting property owners, etc.

The public hearing was not opened.

MOTION by Mr. Summers to table the application, seconded by Mr. Mele, unanimously carried

7. Adjournment:

At 7:41 p.m., motion by Mr. Bobinski to adjourn, seconded by Mr. Mele, unanimously carried.

Land Use Office
City of Torrington

