

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
May 10, 2017**

Present: Greg Mele, Vice Chair
Paul Summers, Member
Greg Perosino, Member
Donna Greco, Alternate
Jon Sheaffer, Alternate
Chris Beyus, Alternate

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

Not Present: Richard Calkins, Chairman
James Bobinski, Member

1. Call to Order:

Vice Chair Greg Mele called to order the meeting at 7:05 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. Attendance/Announcement by Chairman:

Vice Chair Greg Mele announced present and serving on the Commission this evening will be Commissioners Paul Summers, Greg Perosino, Chris Beyus, Donna Greco, Jon Sheaffer, and Greg Mele. Also in attendance is City Planner Martin Connor.

3. Minutes for Approval:

a. 4/12/17

MOTION by Mr. Perosino to approve the 4/12/17 minutes, seconded by Ms. Greco, motion carried with abstentions from Commissioners Summers and Sheaffer.

4. Old Business:

a. Enforcement Update

No updates from Mr. Summers or Mr. Perosino.

Mr. Connor reviewed that Economic Development Director Erin Wilson sent out an announcement regarding a Bar Grant Workshop – What’s Our Strategy. There is a special meeting on May 23, 2017, between 5:00 p.m. and at 6:30 p.m. you may meet with the

consultants and share your ideas, and at 6:30 p.m. there will be an interactive section focused around redevelopment strategies and the complexities that go along with them. This should be an interesting meeting on brownfield redevelopment and Mr. Connor urged the Commission to attend if possible.

Mr. Connor noted information that DEEP has granted the necessary approvals that the Burrville Fire Training School needed for rebuilding the fire school training center, and also approvals from FEMA.

5. New Business:

a. Site Plan 1232

Applicant: James A. Mazzarelli
Location: 39 Britton Avenue
Proposal: Reconstruct 1,232 sq. ft. warehouse addition

Jason Dismukes, Civil Engineer from Goshen, CT appeared representing the applicant Mr. James Mazzarelli. Mr. Dismukes explained the proposal in detail and site conditions.

Mr. Connor reviewed his memo to the Commission dated May 10, 2017.

MOTION by Mr. Perosino to APPROVE Site Plan 1232

Applicant: James A. Mazzarelli
Location: 39 Britton Avenue
Proposal: Reconstruct 1,232 sq. ft. warehouse addition
with the following condition and recommendation:

1. The Applicant shall submit application for Sewer Discharge Permit update prior to issuance of a Zoning Permit for the project.
2. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated 5/5/17.

MOTION seconded by Mr. Summers, unanimously carried.

b. Discussion on food trucks

Mr. Connor researched how other towns handle food trucks, and most towns do not regulate the use of food trucks. In Torrington, we do have an ordinance, and whoever wants to operate one needs to get a license from the Torrington Police Department and also a license from the Torrington Area Health District, and they are supposed to inform the Police Department where they are going to park the truck and it cannot be parked permanently in one location.

At the Planners Conference in New York City this past weekend, Mr. Connor attend one session that discussed how these food trucks are becoming the incubator for the start of restaurants and once the food truck becomes more popular, it acts like a stepping stone

and the owners are then getting a business location in town. Its important for the owners to try out with the food truck, as the restaurant equipment necessary is extremely expensive. Commercial kitchens are extremely expensive to install, and that's what is holding back restaurant use often in older buildings. Food trucks are extremely popular with town events, and many events will be paired with food trucks.

Mr. Perosino noted downtown events that are excellent for these food trucks, and inquired how the metered parking is handled by these trucks. Mr. Connor and commissioners noted how various towns handle permits including Area Health Permits, and parking meter spaces would need to be paid for.

6. Public Hearing, 7:30 p.m., May 10, 2017; City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

a. Special Exception 17-01 and Site Plan 1229

Applicant: Walter Dickinson

Location: 432-460 Main Street

Proposal: Construct 4,800 sq. ft. warehouse and parking, Local Business Zone

At 7:30 p.m. Vice Chair Mele opened the public hearing and stated serving on the Commission will be Paul Summers, Greg Perosino, Chris Beyus, Donna Greco, Jon Sheaffer and Greg Mele. Also in attendance is City Planner Martin Connor.

Mr. Perosino read the legal notice which was published in the Republican American.

Walter Dickinson of 33 Silver Fox Lane, Torrington, appeared before the Commission and verified the neighborhood notification receipts and public hearing sign posting were properly completed.

Mr. Dickinson explained his proposal for a steel building, no paving will be done, and it will be a 60' x 80' steel building with three doors, with rental spaces available. The building height will be 16 feet. The mutual driveway agreement was discussed with neighboring property owner Tom Telman.

Mr. Connor read his memo to the Commission dated May 3, 2017.

Mr. Mele opened the hearing to the public for public comment, and there were no comments.

Mr. Connor requested the project engineer clean up the few items on the site maps as noted before the Chairman or Vice Chair sign the mylar recording map.

At 7:45 p.m. Vice Chair Greg Mele declared the public hearing closed.

MOTION by Mr. Perosino to APPROVE Special Exception 17-01 and Site Plan 1229

Applicant: Walter Dickinson

Location: 432-460 Main Street

Proposal: Construct 4,800 sq. ft. warehouse and parking, Local Business Zone

with the following conditions and recommendation:

1. Prior to issuance of a Zoning Permit for the project, the proposed ingress and egress easement shall be submitted for review and approval of Corporation Counsel. The approved easements shall be recorded on the Land Records along with the Recording Mylar Site Development Plan.
2. Prior to issuance of a Zoning Permit for the project, the applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 4/12/17.
3. It is recommended that the applicant follow the advice of Fire Chief Brunoli contained in his letter to the City Planner dated 4/10/17.
MOTION seconded by Mr. Summers, unanimously carried.

7. Adjournment:

MOTION by Mr. Perosino to adjourn at 7:47 p.m., seconded by Mr. Beyus, unanimously carried.

Land Use Office
City of Torrington