

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
April 27, 2016**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chair
Paul Summers, Member
Greg Perosino, Member
Donna Greco, Member
Melanie McMillan, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Jim Bobinski, Member
Jon Sheaffer, Jr., 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 this evening will be Commissioners Paul Summers, Greg Mele, Greg Perosino, Donna Greco, Melanie McMillan and Richard Calkins. Also present is City Planner Martin Connor.

Mr. Connor read a letter dated today from City Engineer Ed Fabbri regarding road and sidewalk reconstruction on Highland Avenue. Information meeting to be held May 3, 2016; 6:00 p.m. here in the City Council Chambers.

3. Minutes for Approval:

a. 4/13/16

MOTION by Mr. Summers to approve the 4/13/16 minutes, seconded by Mr. Perosino, unanimously carried. Commissioner Greco abstained from voting.

4. Old Business:

a. Enforcement Update

An updated memo was provided from Corporation Counsel Jamie LaMere. Brief discussion followed.

- b. Site Plan 1181
Applicant: Joselito Mateo
Location: 94 Washington Avenue, a/k/a 70 Central Avenue
Proposal: Change of Use to Grocery Store (former restaurant)

Joselito Mateo's son appeared before the Commission and explained their proposal for a grocery store on one side, and a restaurant on the other side.

Mr. Calkins verified with Mr. Mateo that he agrees to pave the parking lot and install sidewalks.

Mr. Connor read his memo dated April 25, 2016 to the Commission.

Brief discussion followed on the sidewalk.

MOTION by Mr. Mele to APPROVE Site Plan 1181

Applicant: Joselito Mateo
Location: 94 Washington Avenue, a/k/a 70 Central Avenue
Proposal: Change of Use to Grocery Store (former restaurant)
with the following conditions/recommendations:

1. The recording Mylar Site Plan shall include the correct parking requirements for the restaurant/tavern use and retail/grocery store use, 1 parking space per 350 sq. ft. of gross floor area.
2. Within 60 days the handicap parking space shall be properly marked and signed, the parking lot shall be repaved and striped and sidewalks/curbs shall be improved in accordance with the revised Site Plan submitted.
3. A sign permit shall be obtained for any proposed signage.
4. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated 4/13/16.
5. The applicant shall address the comments of WPCA Administrator Ray Drew, as outlined in his memo dated 4/25/16 to the City Planner.

MOTION seconded by Paul Summers, unanimously carried.

- c. Site Plan 1185
Applicant: Chon Escobar
Location: 910 East Main Street / 23 Crestwood Road
Proposal: Outdoor dining patio at existing restaurant

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

5. **New Business:**

- a. Section 8-24 Referral
Applicant: City of Torrington, Public Works
Proposal: Lease of Torrington Landfill Space for Solar Project

Gerald Rollett appeared with Meghan of Green Skies. This is the third attempt at a solar project/clean energy. Mr. Rollett explained how Green Skies was selected to go forward with hopes that a solar project can go forward.

Meghan of Green Skies appeared before the Commission and explained some of their previous projects. Information had been submitted to Commission members.

Mr. Rollett provided some background history of previous projects that had been proposed for clean energy projects. This time around it is being proposed a strictly a land lease project, for twenty years. Mr. Rollet provided more technical information, and there is a \$1.9 million value to the City with this proposal.

Decommissioning of the solar panels was explained by Green Skies.

MOTION by Mr. Mele to Make a favorable recommendation to the Mayor and City Council on Section 8-24 Referral.

Applicant: City of Torrington Public Works Department

Proposal: Lease of Torrington Landfill Space on Vista Drive for Solar Project.

The Commission strongly encourages the use of the landfill for clean energy related projects.

MOTION seconded by Mr. Perosino, unanimously carried.

6. Public Hearing Scheduled for 7:30 p.m., Wednesday, April 27, 2016, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

- a. Special Exception 16-305 and Site Plan 1178
 - Applicant: Greenstone, LLC
 - Location: 70 North Street
 - Proposal: Special Exception for storage of more than 100 cubic yards of earth materials; and site plan for vehicle parking and equipment storage outside of enclosed structure

Chairman Calkins opened the public hearing at 7:34 p.m. and announced serving on the Commission this evening are Commissioners Paul Summers, Melanie McMillan, Greg Perosino, Donna Greco, Greg Mele and Richard Calkins. Also present is City Planner Martin Connor.

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

Dennis McMorrow of Berkshire Engineering and Surveying appeared before the Commission along with applicant Craig Bothroyd, member of Greenstone, LLC. Mr. McMorrow turned in his neighborhood notification receipts and verified the public hearing sign was properly posted.

Mr. McMorrow handed out updated information and site plan for the Commission's review. This is an eleven acre site serviced by City water and sewer. Mr. McMorrow provided site details, and reviewed the proposed plan. Mr. McMorrow noted stockpiles on the map that will be cleaned up. Gates, fencing, and entrances to the property were noted and discussed. Materials/stone crushing possibility was discussed and dust control. The application states four times for crushing operations Operational hours were discussed, and hours for crushing were discussed. Fugitive dust must be controlled.

In response to questions from Commission members, Mr. Bothroyd provided details of their operations.

Mr. Connor read his memo to the Commission dated April 20, 2016.

Commission members posed questions regarding the site and use of the site near a residential neighborhood, which were answered by Mr. McMorrow and Mr. Bothroyd.

Mr. Calkins opened the hearing to the public

Joe Lalane, lives diagonally across from the parking lot. Mr. Lalane expressed his concerns about the eyesore and vehicles on this site. He does not think this is an appropriate spot for this business.

Allan DiBois of 82 Forest Street appeared before the Commission, he expressed concerns about water runoff on Forest and Field Street, the area gets flooded out. He has spoken to the City who said there is nothing that can be done about it, except for the property owner. He expressed concerns about the noise rating and sand blasting of machinery, and particles are going all over. This noise occurs on Saturdays and Sundays. Some of this work should be contained in a building. The wood operations have caused noise and dust.

Bruce Parker, General Manager of Spectral Metalizing of 151 Field Street appeared. He expressed concern regarding dust, and cement which would be a problem. Mr. Parker has a quarter million dollar air conditioning system on his roof which will be affected by dust, and it is in the path of crushing operations. He is concerned about his air conditioning system being negatively affected by dust.

David Zeller, owner of 52 Norwood Street appeared before the Commission. His property has tire storage, and several tenants. He is concerned with outside storage of materials. Mr. Zeller submitted photos he took of the site a few days ago. Materials are stored over the fire hydrants, and material is being stored on Mr. Zeller's property, preventing access to the rear of his property. Mr. Calkins stated storing soil against Mr. Zeller's building and blocking fire hydrants is unacceptable, and Mr. Bothroyd is here and that comment is noted.

Mr. McMorrow appeared, and the applicant has made an effort to clean up the site, all the trucks are lined up along Field Street. The fire trucks are water trucks, and they are used on jobs for watering to keep dust down, and the trucks are not in bad shape, and they are lined up. The pile of firewood was an eyesore, and that has been cleaned up. Firewood is not going to be a part of this operation, Mr. Bothroyd has already explained he tried it once and it is not profitable. That wood is cut up, and there will be no more chainsaw cutting. The water runoff is coming from the low point of the blacktop, water comes from adjoining properties to the East, and pours across that parking lot. This operation is not going to improve or impair the water situation. This is already a sea of asphalt, and it is going to remain.

Mr. Bothroyd said he sandblasting one vehicle outside this year, and it will not happen again, it will go inside. Mr. Bothroyd will abide by the hours of operation imposed. No

material should be stored off Mr. Bothroyd's property on the Zeller property, and fire hydrants should not be blocked. Mr. McMorrow believes the building is the property line, so the material will have to be pulled back some.

The public hearing was closed at 8:35 p.m. A decision is forthcoming.

7. **Adjournment:**

MOTION by Mr. Mele to adjourn at 8:36 p.m., seconded by Mr. Summers.

Land Use Office
City of Torrington