

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
Minutes
May 11, 2016**

Present: Greg Mele, Acting Chairman
Greg Perosino, Member
Paul Summers, Member
James Bobinski, Member
Donna Greco, Alternate
MelanieMcMillan, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Richard Calkins, Chairman
Jon Sheaffer, Jr., Alternate

1. Call to Order:

Acting Chairman Greg Mele called the meeting to order at 7:04 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. Attendance/Announcement by Chairman:

Acting Chair Greg Mele announced present and serving on the Commission this evening will be Greg Perosino, Paul Summers, James Bobinski, Donna Greco, Melanie McMillan and Greg Mele. Also present is City Planner Martin Connor.

3. Minutes for Approval:

a. 4/27/16

It was noted that on page one of the 4/27/16 minutes, under "Present" Donna Greco was listed as a Member; correction is needed to reflect that Ms. Greco is an Alternate Commissioner.

MOTION by Mr. Perosino to approve the 4/27/16 minutes with the above noted correction, seconded by Mr. Summers, motion unanimously carried.

4. Old Business:

a. Enforcement Update – No new updates from Commissioner Greg Perosino or Commissioner Summers.

b. Site Plan 1185

Applicant: Chon Escobar

Location: 910 East Main Street / 23 Crestwood Road

Proposal: Outdoor dining patio at existing restaurant

MOTION by Mr. Perosino to table the above referenced proposal, seconded by Mr. Summers, unanimously carried.

- c. 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 (public hearing closed)

This public hearing was closed at the April 27, 2016 Commission meeting.

Mr. Connor read his memo dated May 2, 2016 to the Commission. It was the consensus of the Commission that this use will likely be a short term situation, as the parking lot will be needed once the new Courthouse is open and the former Torrington Company headquarters is repurposed.

Commissioner Summers indicated the Special Exception permit is valid for only two years and needs to be renewed, in the case of any violations.

MOTION by Mr. Perosino to APPROVE 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

with the following conditions/recommendation:

1. Per the recommendation of Matt Walsh, P.E., Deputy City Engineer indicated in an e-mail memo to the City Planner dated 2/22/16:
 - a. *The applicant should store all earthen materials in accordance with the 2002 CT erosion and sedimentation guidelines to ensure that materials stored on site do not enter into the onsite storm water drainage system which discharges to the City of Torrington drainage system.*
 - b. *Silt Sacks should be installed in all drainage structures on site down gradient from where earthen materials are to be stockpiled.*
2. The applicant shall notify the Zoning Enforcement Office of when the crushing will be taking place and the crushing cannot occur on weekends or holidays and must be between 9am - 5pm for a 3 day period no more than once per year. The crushing shall be done in the north side of the lot. Fugitive dust shall be controlled during any crushing activities.
3. No sandblasting of vehicles and equipment shall take place outside of a building.
4. No firewood shall be stored, split, cut or offered for sale on the premises.
5. It is recommended the applicant follow the advice of Fire Chief Gary Brunoli, in his letter to the City Planner dated, 2/16/16.

MOTION seconded by Mr. Summers, unanimously carried

5. **New Business:**

none

6. **Adjournment:**

MOTION by Mr. Summers to adjourn at 7:15 p.m., seconded by Mr. Perosino, unanimously carried.

Land Use Office
City of Torrington