

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
April 12, 2017**

Present: Greg Mele, Vice Chair
Greg Perosino, Member
Jim Bobinski, Member
Donna Greco, Alternate
Christopher Beyus, Alternate

Also present: Martin Connor, AICP, City Planner

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

1. Call to Order:

Vice Chairman Greg Mele 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:

Vice Chair Mele announced present and serving this evening will be Commissioners Greg Perosino, Jim Bobinski, Donna Greco and Christopher Beyus. Also present is City Planner Martin Connor.

3. Minutes for Approval:

a. 2/8/17

MOTION by Mr. Perosino to approve the 2/8/17 minutes, seconded by Mr. Beyus, unanimously carried.

4. Old Business:

a. Enforcement Update

Corporation Counsel Jaime LaMere's report was reviewed. There was no new further information from Mr. Perosino.

5. New Business:

a. Site Plan 1228

Applicant: Ilir's Construction LLC

Location: 1347 East Main Street

Proposal: Construct 2,030 sq. ft. addition to existing beauty salon, addition to be used as coffee shop

Joseph Greene, Professional Engineer, appeared and gave a presentation on the subject application. Also present was the applicant Ilir Qyteza, from Ilir's Construction LLC. Mr. Connor read his memo to the Commission dated April 7, 2017.

MOTION by Mr. Beyus to APPROVE Site Plan 1228

Applicant: Ilir's Construction LLC
Location: 1347 East Main Street
Proposal: Construct 2,030 sq. ft. addition to existing beauty salon, addition to be used for coffee shop

with the following conditions:

1. Prior to issuance of a Zoning Permit for the project, the existing access easement for ingress and egress with the 1355 East Main Street property owner shall be modified to allow construction of the building addition. A copy of the modified or abandoned ingress and egress easement agreement shall be submitted to the City Planner's office.
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 4/6/17.
3. Prior to issuance of a Zoning Permit for the project, the applicant shall address the comments from Thomas Stansfield, Deputy Director of Health, contained in a letter to the City Planner dated 4/3/17.
4. It is recommended that the applicant follow the advice of Fire Chief Brunoli contained in his letter to the City Planner dated March 31, 2017.

MOTION seconded by Mr. Perosino.

b. 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 (set public hearing)

MOTION by Mr. Perosino to set a public hearing date of May 10, 2017, seconded by Mr. Mr. Bobinski, unanimously carried.

Mr. Perosino inquired about the status of food trucks, and where they are permitted. Brief discussion followed, and the Commission instructed Mr. Connor to research food trucks to learn how other towns handle food trucks/permitting.

6. Adjournment:

MOTION by Mr. Perosino to adjourn at 7:27 p.m., seconded by Mr. Bobinski, unanimously carried.