

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
September 17, 2008**

Present: Richard Calkins, Chairman  
Greg Mele, Member  
Christine Mele, Alternate  
Jim Bobinski, Alternate

Also Present: Martin J Connor, AICP, City Planner

Not Present: Paul Summers, Vice Chairman  
Doris Murphy, Member and Inland Wetlands Liaison  
Donna Greco, Alternate  
Greg Perosino, Member

1. **Call to Order:** Chairman Richard Calkins called the meeting to order at 7:00 p.m., City Hall Auditorium, 140 Main Street, Torrington, CT

2. **Attendance/Announcement by Chairman:**

Chairman Calkins announced present and serving on the Commission this evening will be: Greg Mele, Jim Bobinski, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor.

3. **Minutes for Approval:**

a. 9/3/08

MOTION by Mr. Mele to approve the 9/3/08 minutes, seconded by Ms. Mele, unanimously carried.

4. **Old Business:**

a. Update Plan of Development and Zoning Regulations

Mr. Connor reviewed information regarding the \$20,000 grant the City of Torrington has received from the State of Connecticut, and the City has received the funds. The Request for Proposal will be sent out soon, a new section to be prepared on sustainable design principles, assist on updates for the Sections on population and history, housing, environmental and natural resources, open space, review the current plan of conservation and development and assist where necessary in revising the plan to include road management principles included in the State of Connecticut Conservation and Development Plan that are required to be addressed in the City's updated plan, incorporate photographs, GIS maps, etc. that we have prepared already for inclusion in the plan. It will be put into a different type form, such as a loose leaf form that is easy to update on a regular basis and also post it on the web.

Mr. Connor noted there is a letter in the Commissioner's packet from the State of Connecticut. We had thought there was a section of Torrington that was in the Aquifer Protection Area, and it turns out once the final mapping was complete, level A mapping, the protection area is located completely within Goshen, so we do not have to change our Zoning Map or adopt Aquifer Protection Regulations..

MOTION by Mr. Mele to table this agenda item, seconded by Mr. Bobinski, unanimously carried.

- b. Site Plan 901  
Applicant: Grunder's Farm Equipment Inc.  
Location: 876 New Harwinton Road  
Proposal: Hoop building, display area

Mr. Calkins noted a letter from Mr. Grunder has been received, requesting a 35 day extension for this application.

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

5. **New Business:**

- a. Site Plan 904  
Applicant: Borghesi Building & Engineering  
Location: Technology Park Drive, Lot 6A  
Proposal: Construct 16,000 sq. ft. new industrial building

Rob Blanchette of Borghesi Building appeared representing Bricin Inc. Brief presentation followed. (#130)

Mr. Connor reviewed his 9/8/08 memo to the Commission.

MOTION by Mr. Mele to APPROVE Site Plan 904

Applicant: Borghesi Building & Engineering  
Location: Lot 6A, 347 Technology Park Drive, Bricins, Inc.

With the following conditions:

1. The Class A-2 lot line revision map shall be submitted to the City Planner's office prior to filing a recording mylar map and issuance of a zoning permit.
2. The applicant shall address the comments from City Engineer, Ed Fabbri, P.E. contained in his 9/16/08 e-mail memo to the City Planner.
3. The applicant shall submit a bond estimate to be reviewed and approved by the City Planner for the proposed landscaping and a separate bond estimate for erosion and sedimentation controls. A bond in a form acceptable to the Corporation Counsel shall be posted prior to issuance of the Zoning Permit. 25% of the posted landscaping bond shall remain in place for one year after the landscaping plan has been fully implemented to ensure successful growth of the plantings.
4. The proposed utility easements and grading rights need to be reviewed and approved by the Engineering Department and Corporation Counsel before filing the approved mylar site plan on the land records.
5. It is recommended that the applicant follow the advice of Fire Chief John B. Field, Jr., contained in his 8/13/08 letter to the City Planner on the project.

MOTION seconded by Ms. Mele, unanimously carried.

- b. Site Plan 905  
Applicant: Borghesi Building & Engineering  
Location: 1397 East Main Street  
Proposal: Extend existing fascia to upgrade building, replace existing parking lot

and install a planting fence

Mark Borghesi of Borghesi Building and Engineering appeared before the Commission and gave a presentation.

Mr. Connor reviewed his 9/8/08 memo to the Commission.

MOTION by Mr. Mele to APPROVE Site Plan 905

Applicant: Borghesi Building & Engineering

Location: 1397 East Main Street and 40 Durand Street

Proposal: Extend existing fascia to upgrade building, replace existing parking lot and install a planting fence

with the following condition:

1. Prior to issuance of a zoning permit, the applicant shall obtain a "Right of Way" permit from the Engineering Department for the proposed driveway improvements.

Motion seconded by Mr. Bobinski, unanimously carried.

c. Site Plan 906

Applicant: Bill deDominicis

Location: 992 East Main Street

Proposal: Two signs, each approximately 129 sq. ft.

Bill deDominicis appeared before the Commission and explained his proposal to install new signage (#750)

Mr. Connor noted there is a memo in the file dated 9/11/08 from Zoning Enforcement Officer Mike O'Neil stating the signage conforms to the City's Regulations.

MOTION by Mr. Mele to APPROVE Site Plan 906

Applicant: Bill deDominicis

Location: 992 East Main Street

Proposal: Two signs, each approximately 129 sq. ft.

Motion seconded by Ms. Mele, unanimously carried.

d. Site Plan 907

Applicant: Phil DePattelle, American Diner Corp.

Location: 417 East Elm Street

Proposal: Renovate existing mansard exterior, construct new outdoor dining area

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

e. Special Exception 08-211

Applicant: James B. Rokos, 1009 East Main Street LLC

Location: 1009 East Main Street

Proposal: Change use of 1,260 sq. ft. office space to residential unit, second floor (set public hearing date)

MOTION by Mr. Mele to set a public hearing date of October 8, 2008, seconded by Ms. Mele, unanimously carried.

- f. Site Plan 908  
Applicant: Borghesi Building & Engineering  
Location: 529 Technology Park Drive  
Proposal: Construct 28,600 sq. ft. addition to Gregor Technologies

Rob Blanchette of Borghesi Building & Engineering appeared before the Commission and gave a presentation of their proposal (#860).

Mr. Connor reviewed his 9/11/08 memo to the Commission.

MOTION by Mr. Mele to APPROVE Site Plan 908

Applicant: Borghesi Building and Engineering  
Location: 529 Technology Park Drive  
Proposal: Construct 28,600 sq. ft. addition to Gregor Technologies

with the following conditions:

1. A Class A-2 lot line revision map shall be filed on the land records and a copy submitted to the City Planner's office prior to filing a recording mylar site plan and issuance of a zoning permit.
2. A grading permit shall be required prior to the issuance of a Zoning Permit. The applicant shall submit a bond estimate to be reviewed and approved by the City Planner for the proposed erosion and sedimentation controls. A bond in a form acceptable to the Corporation Counsel shall be posted prior to issuance of the Zoning Permit.
3. It is recommended that the applicant follow the advice of Fire Chief John B. Field, Jr., contained in his 9/9/08 letter to the City Planner on the project.

MOTION seconded by Mr. Bobinski, unanimously carried.

**6. Public hearing scheduled for September 17, 2008, 7:30 p.m., City Hall Auditorium, 140 Main Street, Torrington, CT**

- a. Site Plan 902 and Special Exception 08-210  
Applicant: Haynes Aggregates-Torrington LLC  
Location: 3217 Winsted Road  
Proposal: Biannual renewal of Special Exception for excavation as well as accessory retail sales

At 7:40 p.m. Chairman Calkins opened the public hearing and stated serving on the public hearing this evening will Commissioners Greg Mele, Christine Mele, Jim Bobinski and Richard Calkins. Also present is City Planner Martin Connor.

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

Mr. Calkins inquired of Ms. Mele that as an employee of O & G Industries, does she feel she can render an objective opinion and based on the fact that Haynes Aggregates would be a competitor of the company Ms. Mele works for. Ms. Mele responded yes. Attorney Herbst indicated he had no objection to this.

Attorney Peter Herbst appeared representing the applicant, along with Tom Haynes of Haynes Aggregates, and Ken Hrica, Project Engineer. Also present is Mr. Herbst's new associate, Jim Steck. Mr. Herbst verified the neighborhood letters were sent, and a public hearing sign properly posted on the property. An employee of Haynes (name inaudible) verified the public hearing sign was properly posted. Eight employees of Haynes Aggregates were present.

Presentation given by Mr. Herbst (#1400).

Kenneth Hrica, professional engineer and licensed surveyor of 82 West Street, Litchfield, CT appeared representing the applicant. There are no changes being proposed to the site plans at this two year renewal. Waivers were reviewed.

Mr. Herbst noted for the record that Haynes has acquired the N&L Associates Property, Jim Lucas and Nickerson property that is adjacent to this site. Nothing is being proposed on the newly acquired site.

Mr. Connor answered questions from Mr. Calkins regarding the berms and landscaping.

Mr. Connor reviewed his memo to the Commission.

There were no comments from the public.

At 8:06 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Special Exception 06-172 and Site Plan 781

Applicant: Haynes Aggregates - Torrington LLC

Location: 3217 Winsted Road, 260 Burr Mountain Road and 3237 Winsted Road;  
Assessor Map 242 Block 1 Lots 1, 2, and 4

Proposal: Biannual renewal of Special Exception for excavation; incorporation of retail sales under 6.4.8; Retail as an accessory use per Section 6.4.8 effective 8/16/08.

With the following conditions:

1. The quarry shall not operate on Sundays or on any of the following holidays: New Year's, Good Friday, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving and Christmas.
2. Except as noted otherwise in these conditions, the quarry shall operate between the hours of 7:00 a.m. and 5:30 p.m., Monday through Friday and from 7:00 a.m. to 12 p.m. on Saturdays. Saturday operations shall not involve blasting, sorting, crushing, refining, drilling, screening or washing operations.
3. No blasting is to occur on Saturdays, Sundays, or on any of the following holidays: New Year's, Good Friday, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving and Christmas. The retail accessory use may be open on Good Friday. Blasting is to occur between the hours of 9:30 a.m. and 4:30 p.m. Haynes Aggregates Torrington LLC, shall determine the schedule of the Torrington and Winchester school buses that pass through the area. No blasting is to occur either a half hour before or a half hour after the time a school bus is scheduled to be in the area.
4. A blast warning shall occur before blasting.
5. Haynes Aggregates Torrington LLC, shall notify all adjoining property owners 72 hours prior to a blast. With the property owner's approval, this notification can be reduced to 24 hours.
6. Any property owner within one-half mile of the property can also request that Haynes Aggregates Torrington LLC, notify them 72 hours prior to a blast. Haynes Aggregates Torrington LLC shall honor this request. With the property owner's approval, this notification can be reduced to 24 hours.
7. The applicant shall maintain a 400 foot buffer from their property line along Burr Mountain Road. The 400 foot buffer line shall be added to the Site Development Plan.
8. The applicant shall maintain a "Trucks Crossing" sign on Winsted Road.
9. Haynes Aggregates Torrington LLC shall designate an individual to receive, handle and log complaints from neighbors. The record of these complaints shall be presented at, or prior to, the public hearing on the renewal of the Special Exception permit.
10. Haynes Aggregates Torrington LLC shall maintain fugitive dust practices.
11. Per the recommendations of Fire Chief John B. Field Jr. in his letter to Martin Connor, City Planner, dated 7/29/08, the applicant shall remain in full compliance with

- applicable codes in regards to the continual use of hazardous materials and explosives.
12. Per Section 6.4.5 F of the Regulations, the applicant shall provide a bond for the estimated cost of restoring the disturbed areas, including the areas that involve sorting, crushing, refining, drilling, screening or washing operations during the 2 year period of special exception renewal. The amount of the bond shall be in an amount approved by the City Planner and in a form acceptable to Corporation Counsel.
  13. Haynes Aggregates Torrington LLC shall implement the landscaping plan, titled "Landscape Plan Prepared for Haynes Aggregates - Torrington LLC, 3217 Winsted Road, Torrington, Connecticut" by Hrica Associates, LLC, dated 9/10/07 revised 9/2/08 within 45 days of the Special Exception Approval.
- MOTION seconded by Mr. Bobinski, unanimously carried.

- g. Zoning Regulation Amendment Proposal  
Applicant: Connecticut Planning and Development LLC  
Proposal: Zoning Regulation Text Amendment for Elderly Retirement Housing and Assisted Living Facilities, Section 3.0 Uses, 3.1 Table of Uses, New Use by District; Section 5.13 Parking, 5.13.4; Section 6.5 Hospitals, Section 6.5.3 (Set public hearing date)

MOTION by Mr. Mele to set a public hearing date of 10/8/08, seconded by Mr. Bobinski, unanimously carried.

- h. Special Exception 08-211 and Site Plan 909  
Applicant: SWAMI Corporation  
Location: 1083 East Main Street  
Proposal: New hotel construction with associated parking, utilities and storm drainage. 25% reduction for parking spaces required and parking on housing authority (Set public hearing date)

MOTION by Mr. Mele to set a public hearing date of 10/22/08, seconded by Ms. Mele, unanimously carried.

**7. Adjournment:**

MOTION by Mr. Mele to adjourn at 8:12 p.m., seconded by Ms. Mele, unanimously carried.

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Lona Kirk, Secretary  
Planning and Zoning Commission

cc: Mayor, City Clerk-6, Economic Development Coordinator, ZBA Chairman, P&Z

Commission, Public Works Director, City Engineer, Assistant City Engineer, Corporation  
Counsel, J. Gallicchio, LHCEO, PDS Eng. & Const., O & G Industries