

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
May 13, 2009**

Present: Richard Calkins, Chairman
Paul Summers, Vice Chairman
Greg Perosino, Member
Greg Mele, Member
Christine Mele, Alternate
Donna Greco, Alternate
Jim Bobinski, Alternate

Also Present: Martin Connor, AICP, City Planner

Absent: Doris Murphy, Member and Inland Wetlands Liaison

1. **Call to Order:** Chairman Richard Calkins called the meeting to order at 7:00 p.m., Sullivan Senior Center, Shuffleboard Room, 88 East Albert Street, Torrington, CT

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

Chairman Calkins announced present and serving this evening will be Commissioners Christine Mele, Jim Bobinski, Paul Summers, Greg Perosino, Greg Mele, Donna Greco and Richard Calkins. Also in attendance is City Planner Martin Connor.

3. **Minutes for Approval:**

a. 4/22/09

MOTION by Mr. Perosino to accept the 4/22/09 minutes, seconded by Mr. Summers, motion carried with Mr. Bobinski abstaining from voting.

4. **New Business:**

a. Special Exception 09-224
Applicant: Patricia Cahill
Location: 135 Hayden Hill Road
Proposal: Reduce side yard setback for addition to 19.5' (25' required in R25 zone) Set public hearing date

MOTION by Mr. Perosino to set a public hearing date of June 10, 2009, seconded by Mr. Mele, unanimously carried.

b. Site Plan 939
Applicant: Hocon Gas of Torrington LLC
Location: 106 Harris Road
Proposal: Install additional 30,000 gallon propane storage tank

David Davis of 22 Parker Avenue, Norwalk, CT appeared representing the applicant. Mr. Davis presented a map and gave a brief presentation of their proposal.

Mr. Davis noted there was a typo on the application, the correct number of gallons is 36,000.

Mr. Calkins inquired about the outcome of the discussion regarding the pipes under the accessway. Mr. Connor read a letter from Todd Parsons of Lenard Engineering (#160) with photographs attached. The City's Engineering Department will review Mr. Parson's submission, and there will be a condition of approval regarding this matter.

Mr. Connor reviewed his memo to the Commission recommending approval.

MOTION by Mr. Mele to APPROVE Site Plan 939

Applicant: Hocon Gas of Torrington LLC

Location: 106 Harris Road

Proposal: Install additional 36,00 gallon propane storage tank with the following conditions:

1. Per the recommendation of Assistant City Engineer, Ed Scoville, P.E.L.S., the second propane tank shall include appropriate fencing. The applicant's engineer shall inspect the existing twin culverts on Harris Drive and submit a report to the City Engineering office as to the adequacy of these culverts to support the expected vehicular traffic for the propane storage facility.
2. The Fire Marshal's office shall inspect the propane storage tank for compliance with Life Safety Code prior to issuance of a Certificate of Occupancy.

Motion seconded by Mr. Perosino, unanimously carried.

c. Site Plan 941

Applicant: City of Torrington

Location: Petricone Drive, Ruwet Park (139-3-28)

Proposal: Construct proposed 20' x 30' shelter, new swing set, safety fence, home run fence and parking lot expansion

Ed Scoville, Assistant City Engineer appeared before the Commission and provided a presentation of the City's proposal.

Mr. Connor reviewed his 5/13/09 memo to the Commission.

MOTION by Mr. Mele to APPROVE Site Plan 941

Applicant: City of Torrington

Location: Petricone Drive, Ruwet Park (Assessor Map 139-3-28)

Proposal: Construct proposed 20' x 30' shelter, new swing set, safety fence, home run fence and parking lot expansion.

Motion seconded by Mr. Perosino, unanimously carried.

d. Special Exception 09-225 and Site Plan 942

Applicant: Optiwind

Location: 725 Klug Hill Road

Proposal: Wind Turbine (set public hearing date)

Mr. Connor reviewed his memo dated 5/13/09 to the Commission. (#763) Mr. Connor outlined various items the Commission should request from the applicant for presentation. A balloon or crane test is suggested to show the height and location of the turbine, the Planning

and Zoning Commission shall be informed of the dates of the test. The applicant shall submit photographs of the tower imposed on the photograph, with the tower height established in reference to a balloon flown to the proposed height of the tower. View representation shall be in color and shall include preconstruction photographs and accurate post construction simulations of the height and width of the facility, i.e. superimpositions of the width facility onto photographs of existing review, etc. (#840) The places where the view representations will be taken will be determined at the next Planning and Zoning Commission meeting, staff will make recommendations.

MOTION by Mr. Summers to set a public hearing date of June 10, 2009, seconded by Mr. Mele, unanimously carried.

5. **Old Business:**

none

6. **Adjournment:**

MOTION by Mr. Perosino to adjourn, seconded by Mr. Summers, unanimously carried at 7:37 p.m.

Lona Kirk, Land Use Office
Planning and Zoning Commission