

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
November 18, 2009**

Present: Richard Calkins, Chairman
Paul Summers, Vice Chairman
Doris Murphy, Member and Inland Wetlands Liaison
Greg Mele, Member and EDC Liaison
Greg Perosino, Member
Donna Greco, Alternate
Christine Mele, Alternate

Also Present: Martin Connor, AICP, City Planner

Absent: Jim Bobinski, Alternate

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 Paul Summers, Doris Murphy, Greg Mele, Greg Perosino, Donna Greco, Christine Mele, and Richard Calkins. Also present is City Planner Martin Connor.

Mr. Connor explained the recent fee increase by the State of Connecticut, and the need now for the fee schedule to be updated and as part of an ordinance that needs to be implemented through the Ordinance Committee.

The Commission has reviewed the fee schedule and will turn it over to the Ordinance Committee, who will set a public hearing to adopt the new fees.

3. **Minutes for Approval:**

a. 10/28/09

MOTION by Mr. Perosino to accept the 10/28/09 minutes, seconded by Ms. Murphy, unanimously carried.

4. **Old Business:**

a. Subdivision
Applicant: Dudrow Torrington LLC c/o Paragon Management Group, LLC
Location: 420 Winsted Road (Assessor Map 122-7-1)
Proposal: Subdivide into four lots

MOTION by Ms. Murphy to table this item, seconded by Mr. Perosino, unanimously carried.

5. New Business:

- a. Site Plan 961
Applicant: Taco Bell of America, Inc.
Location: 1795 East Main Street
Proposal: 2,600 sq. ft. restaurant with drive through window

Huseyin Sevincgil, PE MHF Design Consultants of New Hampshire appeared representing the applicant. Mr. Sevincgil gave a detailed presentation of the proposal (#161).

Mr. Connor spoke of the Low Impact Development Plans, access agreements, etc. Mr. Connor noted the applicant has done his best to address the access agreement issue, and someday there may be a site plan application on the adjacent parcel, and the Commission could be insistent that these two parcels be connected.

The Commission posed questions regarding the accessways to Route 202 and Tarringford Street, Mr. Sevincgil provided responses, pointed to site maps.

Mr. Connor reviewed his 11/13/09 memo to the Commission. The owners of 1849 East Main Street, Goodwill Properties, and Alan Borghesi, have submitted a letter to the file in opposition to the interconnect. City Staff have encouraged this interconnect.

MOTION by Mr. Mele to APPROVE Site Plan 961

- Applicant: Taco Bell of America, Inc.
Location: 1795 East Main Street
Proposal: 2,600 sq. ft. restaurant with drive through window

with the following conditions:

1. The applicant shall submit a bond estimate to be reviewed and approved by the City Planner for the proposed landscaping. 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.
2. The applicant shall submit a shared access easement in favor of the abutting land owner n/f Torrington LLC (Goodwill Store) property located to the east at 1849 East Main Street. The access easement shall be acceptable to the Planning and Zoning Commission and Corporation Counsel and filed on the land records.
3. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in an e-mail memo to the City Planner dated 11/13/09.
4. Per Officer Robert Shopey, Torrington Police Traffic Unit, in a letter to the Commission dated 11/11/09, "Do not enter" signs shall be installed at drive-thru exit to restrict entry into oncoming one-way traffic and parking shall be restricted in front of dumpsters to employees only.
5. Proof of merger of the 3 lots shall be submitted to the City Planner's office prior to issuance of a zoning permit.
6. The outstanding \$30.00 fee for the Site Plan shall be submitted.
7. The applicant shall address the comments from Assistant City Engineer Matt Walsh, contained in a memo to the City Planner dated 11/9/09.
8. It is recommended that the applicant follow the advice of Fire Chief John Field Jr. contained in his letter to the City Planner dated 9/27/09.

MOTION seconded by Mr. Perosino, unanimously carried.

6. **Public Hearing Scheduled for November 18, 2009, 7:30 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT:**

- a. Site Plan 960 and Location Approval
Applicant: Ronald Kennedy
Location: 710 South Main Street, (Assessor Map 114-2-13)
Proposal: Used Car Dealership and Limited Repairer's License, construct paved area for parking of vehicles, Sec. 9.4

Chairman Calkins opened the public hearing at 7:35 p.m. and stated serving on the Commission this evening will be Doris Murphy, Donna Greco, Christine Mele, Greg Mele, Greg Perosino, Paul Summers, and Richard Calkins. Also in attendance is City Planner Martin Connor.

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

George Johanessen from Allied Engineering appeared before the Commission representing the applicant. Mr. Johanessen did not have the neighborhood notification cards with him, and sent an associate to get them. Mr. Johanessen verified the public hearing sign was properly posted.

Mr. Johanessen gave a presentation of the proposal, referring to site maps. (#1130)

Mr. Connor reviewed his memo to the Commission dated 11/16/09.

There were no comments from the public.

At 7:50 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Site Plan 960 and Location Approval

Applicant: Ronald Kennedy
Location: 710 South Main Street, Assessor Map 114-2-13
Proposal: Used Car Dealership and Limited Repairer's License, construct paved area for parking of vehicles, Sec. 9.4

with the following conditions:

1. 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.
2. The applicant shall address the comments of Assistant City Engineer, Matt Walsh, contained in a memo to the City Planner dated 11/16/09.

Motion seconded by Mr. Perosino, unanimously carried.

- b. Site Plan 962
Applicant: Research Associates of Torrington LLC
Location: 89 Commercial Blvd.
Proposal: Addition of 36 parking spaces

Allan Borghesi of Borghesi Building and Engineering Co., appeared representing Research Associates. He appreciated Martin Connor and Ed Fabbri acting so quickly to review this application.

Mr. Borghesi gave a presentation of the proposal, parking for Altech, the new tenant. He reviewed the storm water detention system. Discussion followed the stormwater detention system.

Mr. Connor reviewed his memo to the Commission dated 11/18/09.

MOTION by Mr. Mele to APPROVE Site Plan 962

Applicant: Research Associates of Torrington LLC

Location: 89 Commercial Blvd.

Proposal: Addition of 36 parking spaces

with the following conditions:

1. The applicant shall address the comments from Assistant City Engineer, Matt Walsh, contained in his 11/18/09 memo to the City Planner.
2. 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.
3. The applicant shall provide an easement document to be reviewed and approved by the Corporation Counsel for off-site drainage stormwater drainage and detention, if required. The approved easement document shall be executed and filed along with the recording mylar site plan.

Motion seconded by Mr. Persosino, unanimously carried.

c. Site Plan 963

Applicant: Paul A. Baudouin

Location: 211 High Street, Unit #4

Proposal: Change of use to package store, wine and liquor retail outlet
(Former Blockbusters)

Attorney Fred Staneck, 481 Oxford Road, Oxford, CT appeared representing the applicant. Paul Baudouin was also present. Mr. Staneck gave a presentation of the proposal (#2230)

Proximity to local churches was discussed. Documentation by Compass Engineering had been submitted showing the package store would be further away than the minimum requirements.

Mr. Connor reviewed his memo to the Commission dated 11/17/09.

MOTION by Mr. Mele to APPROVE Site Plan 963

Applicant: Paul A. Baudouin

Location: 211 High Street, Unit #4

Proposal: Change of use to package store, wine and liquor retail outlet (former Blockbusters)

with the following recommendation and condition:

1. The applicant should follow the recommendations of Fire Chief John B. Field, Jr., contained in a memo to the City Planner dated 11/10/09.
2. The applicant shall address the comments of WPCA Administrator Ray Drew in his email dated 11/18/09 to the City Planner.

The Commission hereby waives the full site plan requirements per Section 8.4.4 of the Zoning Regulations. Motion seconded by Mr. Perosino, unanimously carried.

- d. Site Plan 965
Applicant: Borghesi Building and Engineering Co., Inc.
Location: 65 Commercial Blvd.
Proposal: 4,881 sq. ft. addition to existing office building

Allan Borghesi of Borghesi Building and Engineering Co. appeared before the Commission and presented his proposal, Visiting Nurse Associates will occupy this space. (#2670)

Mr. Connor reviewed his memo to the Commission dated 11/18/09.

MOTION by Mr. Mele to APPROVE Site Plan 965
Applicant: Borghesi Building and Engineering Co., Inc.
Location: 65 Commercial Blvd.
Proposal: 4,881 sq. ft. addition to existing office building
with the following conditions and recommendations:

1. The applicant shall address the comments from Assistant City Engineer, Matt Walsh, contained in his 11/18/09 memo to the City Planner.
2. The Architectural Plans, Sheet A-1, shall be signed and sealed by the Architect per Section 8.4.3 of the Regulations.
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 applicant shall provide an easement document to be reviewed and approved by Corporation Counsel for off-site drainage stormwater drainage and detention. The approved easement document shall be executed and filed along with the recording mylar site plan.
5. It is recommended that the applicant follow the advice of Fire Chief John B. Field Jr. contained in a letter dated 11/16/09 to the City Planner.

Motion seconded by Mr. Perosino, unanimously carried.

- e. Special Exception 09-237
Applicant: Grace Life Church, Joseph Levesque
Location: 485 Winsted Road
Proposal: Change of use to Church (former retail, Party Store)
Set public hearing date

MOTION by Mr. Perosino to set a public hearing date of December 9, 2009, seconded by Mr. Mele, unanimously carried.

- f. Special Exception 09-238
Applicant: Laurie A. Zucca
Location: 1440 Tarringford Street
Proposal: Bed and Breakfast, R15s zone
Set public hearing date

MOTION by Mr. Perosino to set a public hearing date of December 9, 2009, seconded by Mr. Mele, unanimously carried.

- g. Vote on 2010 Planning and Zoning Commission Meeting Calendar

MOTION by Mr. Perosino to accept the 2010 meeting calendar, motion seconded by Mr. Summers, unanimously carried.

7. Public Hearing Scheduled for January 13, 2010, 7:30 p.m., Sullivan Senior Center

- a. Plan of Conservation and Development
Update of Torrington's Plan of Conservation and Development
Applicant: Torrington Planning and Zoning Commission

Mr. Connor distributed a draft plan to Commission members for their review, in preparation for the public hearing. The draft will be before the City Council and the Mayor in December, Mr. Connor, Mr. Calkins and Jason Vincent from Planimetrics will be at that Council meeting on 12/21/09 to explain the Plan to the Council and Mayor. The Regional Planning Agency has a copy of the plan for their review as well. Since there have been information workshops on this proposal already, Mr. Connor does not expect much input from the public at the January 13 public hearing.

Passed until 1/13/10.

8. Adjournment:

MOTION by Mr. Summers to adjourn, seconded by Mr. Perosino, motion unanimously carried at 8:30 p.m.