

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
December 9, 2009**

Present:

Richard Calkins, Chairman  
Paul Summers, Vice Chairman  
Greg Mele, Member and EDC Liaison  
Greg Perosino, Member  
Donna Greco, Alternate  
Christine Mele, Alternate

Also Present: Martin Connor, AICP, City Planner

Absent: Doris Murphy, Member and INW Liaison  
Jim Bobinski, Alternate

1. **Call to Order:** Chairman Richard Calkins called the meeting to order at 7:01 p.m., Sullivan Senior Center, Shuffleboard Room, 88 East Albert Street, Torrington, CT

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

Chairman Calkins announced present and serving on the Commission this evening will be Paul Summers, Greg Mele, Greg Perosino, Donna Greco, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor.

Mr. Connor noted the Inland Wetland Commission application fees are noted in their regulations, and an update has already been approved.

Mr. Connor had written a memo to Corporation Counsel Ernestine Weaver and the Ordinance Committee recommending that we update the Ordinance to reflect the new increased State fees. Mr. Connor explained the changes to the fees and liaison requirements between the Planning and Zoning Commission and the Inland Wetlands Commission.

3. **Minutes for Approval:**

a. 11/18/09

MOTION by Mr. Perosino to approve the 11/18/09 minutes, seconded by Mr. Mele, 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 Mr. Perosino to table this item, seconded by Mr. Mele, unanimously carried.

5. **New Business:**

- a. Special Exception 09-239  
Applicant: Albert E. Dumont  
Location: 63 Palmer Bridge Street  
Proposal: Three family residence, R6 zone (set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of January 13, 2010, seconded by Mr. Mele, unanimously carried.

- b. Request for five year extension of approved resubdivision  
Applicant: Waters Development Group LLC  
Location: 11 lot resubdivision at Torringford Street and West Hill Road,  
Assessor Map 253-3-10 & 18

Mr. Connor reviewed his memo to the Commission dated 12/3/09.

MOTION by Mr. Mele to APPROVE Request for five year extension of approved resubdivision

- Applicant: Waters Development Group LLC  
Location: 11 lot resubdivision at Torringford Street and West Hill Road,  
Assessor Map 253-3-10 & 18.

The new expiration date shall be January 26, 2015.

Motion seconded by Mr. Perosino, unanimously carried.

- c. Election of 2010 Planning and Zoning Commission Chairman, Vice Chairman and Secretary.

Mr. Summers nominated Richard Calkins for Chairman, seconded by Mr. Mele. Mr. Perosino nominated Greg Mele as Vice Chairman, seconded by Ms. Greco. Mr. Calkins nominated Doris Murphy as Secretary, seconded by Mr. Perosino. Motions passed unanimously.

At 7:15 p.m. Chairman Calkins declared a recess.

6. **Public Hearings Scheduled for December 9, 2009, 7:30 p.m., Sullivan Senior Center, Shuffleboard Room, 88 East Albert Street, Torrington, CT:**

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

At 7:30 p.m. Chairman Richard Calkins called the meeting back to order and opened the public hearing. Mr. Calkins announced present and serving on the Commission will be Greg Mele, Christine Mele, Paul Summers, Donna Greco, Greg Perosino and Richard Calkins. Also in attendance is City Planner Martin Connor.

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

Joseph Levesque, 47 Apple Street appeared representing the applicant. Mr. Levesque presented his neighborhood notification receipts. Mr. Levesque explained his proposal.

Mr. Connor reviewed his memo to the Commission dated 12/2/09.

No comments from the public.

At 7:36 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Special Exception 09-237

Applicant: Grace Life Church, Joseph Levesque

Location: 485 Winsted Road

Proposal: Change of Use to Church (former retail)

with the following condition and recommendation:

1. The applicant shall file an application for a sewer discharge permit, provide the estimated water consumption for the church, and pay a fee (if required)
2. Per Fire Chief John B. Field, Jr., it is recommended that the building be equipped with a complete and compliant fire protection system. It is also recommended that the applicant install a secure Knox brand lock box to the exterior of the building near the main door to allow fire fighters quick access to the building in times of emergency. The Fire Department requests that the Fire Marshal perform an inspection for code compliance prior to occupying the space.

MOTION seconded by Mr. Perosino, unanimously carried.

b. Special Exception 09-238

Applicant: Laurie A. Zucca

Location: 1440 Tarringford Street

Proposal: Bed and Breakfast, R15s zone

At 7:38 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Commissioners Christine Mele, Greg Mele, Paul Summers, Donna Greco, Greg Perosino and Richard Calkins. Also present is City Planner Martin Connor.

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

Attorney Peter Herbst appeared representing the applicant. He verified the public hearing sign was properly posted. Neighborhood notification receipts were submitted.

Mr. Herbst gave a presentation. This was for a four bedroom bed and breakfast. The application has been modified to a three bedroom bed and breakfast. (#770)

Mr. Connor reviewed his memo dated 12/1/09.

A neighbor, Terry Ruwet appeared, with 21 signatures of other Tarringford Street residents who support this project.

No further comments from the public.

In response to a question from Mr. Mele, the applicant responded they will be installing a sign. Mr. Connor explained the signage that is allowed in a residential zone. The Fire Chief wanted signage, and Mr. Calkins suggested the applicant speak directly with the Fire Chief.

At 7:55 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Special Exception 09-238

Applicant: Laurie A. Zucca

Location: 1440 Tarringford Street

Proposal: Three Bedroom Bed and Breakfast, R15s zone

with the following conditions and recommendations:

1. The applicant shall file an application for a sewer discharge permit, a fee (if required) shall be paid prior to issuance of a zoning permit for the B&B use.
2. The applicant shall address the comments from Assistant City Engineer Matt Walsh, contained in a memo to the City Planner dated 12/9/09.
3. Per Officer Robert Shopey, Torrington Police Traffic Unit, in his 11/23/09 letter to the Commission, all pavement markings, including handicap, shall conform in color and size to the most recent edition of the MUTCD. Handicap space size shall meet the specifications as prescribed by State Statute and State Building Code. All signs shall meet the requirements and mounting height as published in the most recent edition of the MUTCD.
4. Per Dave Paquette, Food Service Program, TAHD, memo to the Commission dated 11/30/09, the TAHD does not have any issue with allowing a B&B at this address provided: the total occupancy does not exceed 16 people; the building is owner occupied; there shall be no equipment for food preparation in the guest rooms, only breakfast meals can be prepared and a placard is posted at the registration area which states: "This establishment is exempt from Section 19-13-B42 of the Regulations of the Public Health Code."
5. Per Fire Chief John B. Field, Jr., it is recommended that the property should be properly marked as a Bed and Breakfast so that first responders can quickly identify its occupancy as a Bed and Breakfast with the potential of numerous occupants. This would enhance any type of rescue effort needed during an emergency situation. The Fire Department requests that the Fire Marshal perform an inspection for code compliance prior to occupying the space.

MOTION seconded by Mr. Perosino, 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  
Passed until January 13, 2010.

**8. Adjournment:**

MOTION by Mr. Mele to adjourn, seconded by Mr. Summers, unanimously carried at 7:57 p.m.

Planning and Zoning Commission