

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
January 13, 2010**

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

Also Present: Martin Connor, AICP, City Planner

Not Present: Paul Summers, Member  
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, Main 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 Greg Mele, Greg Perosino, Christine Mele, Jim Bobinski, Donna Greco, and Richard Calkins. Also present is City Planner Martin Connor, AICP.

3. **Minutes for Approval:**

a. 12/9/09

MOTION by Mr. Perosino to approve the 12/9/09 minutes, seconded by Mr. Mele, unanimously carried. Mr. Bobinski abstained from voting.

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

Attorney Peter Herbst appeared representing the applicant. David Wright of Paragon Management Group, LLC was also present, along with Kyle Bogardus, Professional Engineer with Langan Engineering.

Attorney Herbst gave a brief presentation and outlined the requested waivers. Kyle Bogardus appeared and gave a presentation of the proposal.

Mr. Connor reviewed his memo dated December 31, 2009 to the Commission.

MOTION by Mr. Mele to APPROVE 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

with the following conditions:

1. The remainder of the fee, \$810.00, shall be submitted prior to filing the recording mylar subdivision map. An approval block shall be added to the recording mylar subdivision map.

The Commission hereby grants the following waivers:

1. Waiver from Section 4.2.1 of the Subdivision Regulations, requiring that the subdivision plan be at a scale of 1" = 40 ft. The 1" = 80 ft. plan allows the subdivision to be shown on 1 sheet.
2. Waiver from Section 4.6 of the Subdivision Regulations, required a soil and sediment control plan.
3. Waiver from Section 4.7 of the Subdivision Regulations, requiring a stormwater management plan.

Motion seconded by Mr. Perosino, unanimously carried.

**5. New Business:**

a. Site Plan 966

Applicant: Drakeville Volunteer Fire Department Inc.

Location: 1349 Marshall Lake Road

Proposal: 42'9" x 18' addition to firehouse (apparatus bay)

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

b. Special Exception 09-240 and Site Plan 967

Applicant: T & M Building Company, Inc.

Location: 505 Harwinton Avenue (Assessor Map 127 Block 19 Lots 19 & 25)

Proposal: Construct 78 new condominium units. (Set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of March 17, 2010, seconded by Mr. Mele, unanimously carried.

c. Special Exception 10-241 and Site Plan 968

Applicant: Northwest Gymnastics

Location: 2936 Winsted Road

Proposal: Construct 4,975 sq. ft. gymnasium and 25% reduction in required parking (set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of February 17, 2010, seconded by Mr. Mele, unanimously carried.

Mr. Calkins and Mr. Connor reviewed their presentation to the City Council last week regarding the state mandated fee change to zoning applications in the ordinances, which was approved by the Mayor and City Council. The Mayor and City Council also approved the proposed change to the Ordinance regarding the Inland Wetlands Commission. Previously it required that one member of the Inland Wetlands Commission also be a Planning and Zoning Commission member; this was approved with the term "may".

Mr. Connor noted other towns, including Middletown, do not allow storefront churches. Converting retail space in their downtown zone to church use is not allowed. It was the consensus of the Commission that Mr. Connor should review this matter, and the Commission will be working on their parking regulations as well. Mr. Connor is doing research on this matters and will report back to the Commission.

Mr. Perosino stated that as a member of the TDC and the Project Committee, it is important what is being done, and it has to marry up to the zoning regulations. One of his concerns has to do with the pawn shop regulations. Mr. Perosino inquired if there is a way to time-limit special exceptions that are granted. Mr. Connor responded State Statute does not allow that, an abandonment of the last use has to be proven.

Ms. Kim Barbieri, CZ&WEO, discussed sandwich board signage and the sidewalk projects planned for the city. Ms. Barbieri reviewed the "flexi-pave" material being planned for the sidewalk construction, which will help put the sidewalk water back into the ground, benefiting the trees, and helping with the icing problems, and help drainage issues. This is part of the low impact design elements. The City is working with Milone and McBroom on the sidewalk projects and the Downtown Redevelopment Project.

At 7:25 p.m. Chairman Calkins called a brief recess.

6. **Public Hearings Scheduled for January 13, 2010, 7:30 p.m., Sullivan Senior Center, Main Room, 88 East Albert Street, Torrington, CT**

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

At 7:30 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Christine Mele, Greg Mele, Jim Bobinski, Greg Perosino, Donna Greco, and Richard Calkins. Also in attendance is City Planner Martin Connor.

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

Albert Dumont of 25 New Milford Turnpike, New Preston, CT appeared before the Commission. Mr. Dumont verified he has already submitted his neighborhood notification receipts and the public hearing sign was properly posted on the site.

Mr. Dumont gave a brief presentation of his proposal.

Mr. Calkins read a letter from Mayor Bingham addressed to Mr. Dumont, regarding the good work he did on a different property in Torrington previously on the Blight Order List.

Mr. Connor reviewed his memo dated December 23, 2009 to the Commission.

No comments from the public.

At 7:40 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Special Exception 09-239

Applicant: Albert E. Dumont  
Location: 63 Palmer Bridge Street  
Proposal: Three Family residence, R6 zone

with the following condition:

1. Per Fire Chief John B. Field, Jr., the building must comply with all required building and electrical codes. The Fire Department requires the Fire Marshal to perform an inspection for code compliance prior to occupying the space and annually thereafter.

MOTION seconded by Mr. Perosino, unanimously carried.

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

At 7:41 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Christine Mele, Greg Mele, Jim Bobinski, Greg Perosino, Donna Greco and Richard Calkins. Also in attendance is City Planner Martin Connor, AICP.

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

Mr. Calkins read the testimony he provided to the City Council and Mayor Bingham on January 4, 2010. (#1122) The Council voted unanimously to endorse the Plan of Conservation and Development.

Jason Vincent, AICP, Planner with the firm of Planimetrics, Avon, CT appeared before the Commission. Mr. Vincent provided a power point presentation that summarized the Plan. Planimetrics worked with the City to present a plan that is meaningful, and can be updated in the future, and would be cost effective. They started off by asking members of the public what they wanted to see, and they helped to frame the issues that different boards and agencies would have to address as part of this project. They met with various town departments and officials to find out what they thought the concerns were. Various departments authored various elements of the plan so to ensure what they envisioned was incorporated. Conditions and trends were reviewed.

Attorney Vic Muschell appeared and thanked the Planning and Zoning Commission, Martin Connor, Kim Barbieri and Mike O'Neil, Jason Vincent for their time and effort. As a native of Torrington, Mr. Muschell has been through comprehensive plans previously. This particular plan seems to be the most comprehensive, innovative and the most understandable of those he has seen in the past. He is here tonight as a citizen and as the President of the Torrington Development Corporation. Other members of the TDC are present as well. They are pleased and excited that the MDP, Municipal Development Plan, actually makes up one of the POCD's chapters which is wonderful for the downtown development process.

Attorney Peter Herbst, member of the Board of Directors of the TDC also appeared, he echoed Mr. Muschell's comments. In general, the plan is very comprehensive, it brings everything right up to date. Jason Vincent has done a wonderful job coordinating the information and

putting it together. Mr. Herbst pointed out the City Staff, Martin Connor has served as a member of the MDP Committee and he presently serves as a member of the Project Committee. Mr. Connor's participation has been invaluable. Notably, Commissioner Perosino served as a member of the Board of Directors, had a particular interest in parking. Mr. Perosino was appointed to the Project Committee. As a private attorney, one large change has come about and that is the recent zone change allowing Bed and Breakfast uses in the R10s zone. The demographic analysis done by Jason and Staff documented that we do have an aging population. The goal is to preserve existing structures. This is a great plan and the chapter on the MDP is very important to us.

Bill Baxter, Executive Director of the Torrington Development Corporation. Mr. Baxter stated the process that the Staff, Commission, and Planimetrics went through is significant because it has engaged the community in the activity and that is critically important. He referred to some of the work that was done in his hometown of New Hartford. With Torrington, he has been impressed with the coordination and cooperation and the motivation of City Staff and leadership to make this happen. This is a blueprint for the future, and it is so important that the comprehensive plan is put into plan by the municipality.

JoAnn Ryan appeared, she is President and CEO of the Northwest Connecticut Chamber of Commerce, a member of the Torrington Development Corporation, a member of the Torrington Economic Development Commission, Vice President of the Northwest Connecticut Economic Development Corporation. She applauded the efforts and results of many hours of work. It is so important to have a plan and a guideline. As Torrington goes, so goes the Region. The plan is impressive and it will help all move forward.

Leonard Campbell, resident of Torrington and community planner for about 40 years appeared. He was impressed with the ideas and the downtown plan. There is much potential for development in the corridor between Winsted and Torrington.

Kim Barbieri, CZ&WEO, appeared. This was an excited project to work on and she is glad to have a chance to work on it. The way Jason Vincent helped to design this Plan is that each chapter will be a stand alone booklet. This will be very important in preparing grant applications. It makes the City look very professional, it can be used as a marketing tool. The Conservation Commission will be using this Plan to go along with their goals. Ms. Barbieri has spoken with the local newspaper about doing a monthly column about conservation issues, and do a hike that explores Torrington each month, attracting people who use the greenways. This Plan already has positive effects for the Conservation Commission.

Mr. Connor noted Kim's artistic ability played a major role in the way the Plan looks. Jason and the City's GIS Manager, Dave Scherf, worked together well. Mr. Connor noted the many people who had input into the Plan during the first working meetings and public hearings. People have looked at this plan, it's been on line, people have called and e-mails received.

Commissioner Paul Summers was unable to attend tonight, and he submitted a few grammatical corrections to Section 8.7, which is the last section we added.

Mr. Connor stated the Plan is ready to be adopted with those changes submitted by Mr. Vincent and Mr. Summers, and the public hearing can be closed this evening.

Mr. Calkins stated Torrington has the best staff in the State, Commission members agreed.

At 8:24 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Torrington Plan of Conservation and Development, Draft Plan dated October 23, 2009 and as amended per memo dated January 12, 2010, from Jason Vincent, AICP, Planimetrics; and amended Section 8.7 per e-mail dated January 13, 2010 from Paul Summers, Planning and Zoning Commission member. Applicant: City of Torrington Planning and Zoning Commission

The effective date shall be the day after publication of the legal notice of decision in the local newspaper

7. **Adjournment:**

MOTION by Mr. Perosino to adjourn, seconded by Mr. Mele, unanimously carried at 8:25 p.m.

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Lona Kirk, Land Use Office  
Planning and Zoning Commission