

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
June 23, 2010**

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

Also Present: Martin Connor, AICP; City Planner

Not Present: Paul Summers, Member
Doris Murphy, Member and P&Z Liaison

1. Call to Order: Chairman Richard Calkins called the meeting to order at 7:05 p.m., Torrington City Hall Council Chambers, Room 218, 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, Greg Perosino, Christine Mele, Donna Greco, Jim Bobinski, and Richard Calkins. Also present is Martin Connor, AICP, City Planner.

Mr. Calkins wished to put a statement on the record. As everyone knows by now, on June 6, 2010, our Zoning Enforcement Officer Mike O'Neil was terminated from employment at City Hall. Mr. Calkins read a statement, this is purely from Mr. Calkins' standpoint, not a consensus from the Commission.

"I am deeply disappointed with the decision to terminate Michael O'Neil from the Planning and Zoning Office on June 6, 2010. Although I am not without sympathy for the decisions that need to be made by the Mayor and City Council in a difficult economy, Zoning Enforcement is essential to the overall growth, appearance and viability of our City. The decision impacts the Land Use Department by diverting assets from more important work, such as grant acquisition, to enforcement work.

As a Licensed Professional Engineer in private practice, I have worked in Towns all over Connecticut, eastern New York State and the five Burroughs of New York City for the past 30 years. It is extremely rare to find a Zoning Enforcement Officer that is more knowledgeable, more professional and more dedicated than Michael O'Neil.

As the Chairman of the Planning and Zoning Commission for a number of years, I have had occasion to work with Mike on a number of issues of importance to the Commission and the City. His absence from the Department will cause a serious depletion of resources within the Department and the loss of an important voice on land use matter within the City.

I wish Mike nothing but the best."

3. Minutes for Approval:

a. 6/9/10

MOTION by Mr. Perosino to approve the 6/9/10 minutes, seconded by Mr. Mele, motion carried with Ms. Greco abstaining from voting.

4. Old Business:

None.

5. New Business:

a. Request for Time Extension

Applicant: James Mazzarelli

Location: 467 Mountain Road

Proposal: Request for 3 year extension to six lot subdivision

Mr. Calkins read the request letter submitted by Mr. Mazzarelli. Mr. Connor noted the Engineering Department has no objections to the extension. Minor items are left to be completed. Mr. Connor recommended approving the request for extension, the City does have a more than substantial bond of \$11,000 cash in place.

MOTION by Mr. Mele to APPROVE Request for Time Extension

Applicant: James Mazzarelli

Location: 467 Mountain Road

Proposal: Request for three year extension to six lot subdivision to June 25, 2013.

MOTION seconded by Ms. Greco, unanimously carried.

b. Special Exception 10-246

Applicant: Haynes Aggregates, LLC

Location: 3217 Winsted Road

Proposal: Biannual renewal of Special Exception for excavation as well as accessory retail sales (set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of July 28, 2010, seconded by Mr. Mele, unanimously carried.

c. Subdivision

Applicant: Stephen and Caroline Siegfried

Location: 272 University Drive

Proposal: Two lot subdivision

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

6. Public Hearings Scheduled for July 28, 2010, 7:30 p.m., City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:

- a. Special Exception 10-245
Applicant: O & G Industries
Location: 16 Casson Avenue
Proposal: Change of use to office (former two family), R6 zone

Public hearing passed until 7/28/10.

7. Public Hearings Scheduled for August 25, 2010, 7:30 p.m., City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:

- a. Change of Zoning Regulations
Applicant: Westside Package Store, LLC & MGZ Partnership
Proposal: Section 5.3 (alcoholic beverages) of the Zoning Regulations be re-enacted in toto.

Public hearing passed until 8/25/10.

8. Adjournment:

MOTION by Mr. Perosino to adjourn, seconded by Mr. Mele, motion unanimously carried at 7:10 p.m.

Lona Kirk, Land Use Office
Planning and Zoning Commission