

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
September 22, 2010**

Present: Richard Calkins, Chairman
Paul Summers, Member
Donna Greco, Alternate
Christine Mele, Alternate

Also Present: Martin Connor, AICP, City Planner

Absent: Greg Mele, Vice Chairman
Greg Perosino, Member
Doris Murphy, Member and Inland Wetlands Liaison
Jim Bobinski, Alternate

1. **Call to Order:** Chairman Richard Calkins called the meeting to order at 7:01 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 Donna Greco, Christine Mele, Paul Summers, and Richard Calkins. Also in attendance is City Planner Martin Connor.

Mr. Calkins asked Mr. Connor for an update regarding the Downtown Redevelopment and what zoning issues will need to be addressed.

Mr. Connor provided an update on the Municipal Development Plan (MDP), a new Downtown District will be set up, DD. This encompasses most of the General Business Zone, with a few pieces outside that zone such as Franklin Street. This is also in the Plan of Conservation and Development and in the Municipal Development Plan. A list of permitted uses, with changes to the GB, General Business Zone. A public hearing date will need to be set. Also our Low Impact Development Grant Committee has completed their review of our Zoning, Subdivision, and Inland Wetlands Regulations in conjunction with our Consultant Jason Vincent. There were proposed changes to the parking regulations that were suggested in the Plan of Conservation and Development, which is already being worked on. Kim Barbieri will be at the last meeting in October with Jason Vincent of Planimetrics. They will make a presentation of the findings of the Committee.

Mr. Connor noted the State of Connecticut, Drinking Water Section, sent us the existing public water service protection areas, which is what RWP should be based on. It turned out that a good section of land that was shown on the Torrington Water Company's water protection zone, and it is no longer part of it. It doesn't make any sense to penalize people in what should be the R60 zone, being designated as RWP zone. This would be the time at the public hearing to clean this section up.

3. **Minutes for Approval:**

a. 8/25/10

MOTION by Mr. Summers to approve the 8/25/10 minutes, seconded by Ms. Greco, motion unanimously carried.

4. Old Business:

- a. Site Plan 984
Applicant: Borghesi Building & Eng.
Location: 474 New Litchfield Street
Proposal: Construct 12' x 20' concrete and steel storage shed

Mr. Connor distributed maps of the proposal to the Commission. Mr. Connor reviewed his memo dated 9-16-10 to the Commission.

Mr. Gary Brunoli of the Fire Department was present in the audience, and he explained the reporting procedures for hazardous materials and the proper markings for the containers.

MOTION by Ms. Mele to APPROVE Site Plan 984
Applicant: Borghesi Building & Engineering
Location: 474 New Litchfield Street
Proposal: Construct 12' x 20' concrete and steel storage shed
with the following conditions and recommendations:

Per Fire Chief John B. Field, Jr., any/all hazardous materials stored within the storage shed shall require clear identifiable markings on the outside of the containers. The readily visible markings shall identify the hazardous contents within the containers for first responders arriving at an incident.

MOTION seconded by Mr. Summers, unanimously carried.

- b. 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 closed on August 25, 2010)

MOTION by Mr. Summers to table this application, seconded by Ms. Greco, unanimously carried.

5. New Business:

- a. Site Plan 987
Applicant: Sam Mazzarelli
Location: 412 Oak Avenue
Proposal: Refuse container storage (empty containers only)

MOTION by Mr. Summers to table this application, seconded by Ms. Greco, unanimously carried.

- b. Proposed revision to Section 6.6.1, junkyards.

Mr. Connor reviewed enforcement procedures regarding junk cars. Other towns follow state statutes which allow up to one unregistered motor vehicle on a property. Our regulations do not allow any unregistered motor vehicles that are not in a garage. Sometimes people with larger properties and a long driveway will have a plow jeep that does not come off their property, and it is used for plowing. There are many car enthusiasts in town with the car

show nights that Torrington has. Often these hobbyists are working on cars at home, and they are not yet road worthy and able to be registered. Mr. Connor's suggestion is to simplify the situation and at least allow for one unregistered motor vehicle. This would mimic the state statute.

Mr. Calkins stated he believes the current regulation is overly restrictive, and it is appropriate to allow one unregistered vehicle. Mr. Connor also added he does not have the staff (with Mike O'Neil being laid off by the City) to chase these violations all the time. A lot of time and effort is being spent on these one unregistered vehicle violations. The Zoning Office turns into the neighborhood feud department with many complaints and phone calls.

MOTION by Mr. Summers to set a public hearing date of November 10, 2010, seconded by Ms. Greco, unanimously carried.

Mr. Calkins noted there are four items that need to be added by 2/3rds vote.

MOTION by Mr. Summers to add these four items to the agenda, seconded by Ms. Mele, unanimously carried.

Special Exception 10-248

Applicant: Torrington Fire Department
Location: 111 Water Street
Proposal: Uses of the City of Torrington, construct new dispatch center

MOTION by Mr. Summers to set a public hearing date of October 13, 2010, seconded by Ms. Greco, unanimously carried.

Special Exception 10-249

Applicant: Gabrielle P. Peters
Location: 187-189 Berry Street
Proposal: Convert two family house into three family house

MOTION by Mr. Summers to set a public hearing date of October 13, 2010, seconded by Ms. Mele, unanimously carried.

Special Exception 10-250

Applicant: Connecticut Academy for the Arts
Location: 61 Main Street
Proposal: Educational Use

MOTION by Mr. Summers to set a public hearing date of October 13, 2010, seconded by Ms. Mele, unanimously carried.

Mr. Connor noted the Sullivans of the Connecticut Academy for the Arts are present in the audience and Mr. Connor is happy to say that this is a building that previously had an application for a church and it is such an important downtown property, and this proposed use is what we want to see for the downtown. It was quoted in the paper today that this is the third leg of the stool for the arts and entertainment downtown center.

Mr. Calkins stated this is an exciting project for Torrington.

Site Plan #757

Applicant: Torrington East Properties, TEP, Inc.

Location: 1925 - 1931 East Main Street

Proposal: Site Plan approved March 8, 2006 for three new commercial buildings - request for five year extension of site plan, new expiration date of March 8, 2016.

Mr. Connor noted this is the Big Lots Center, the first building in the front is complete, and plans are in place and approved for two buildings in the rear. The applicant does not want the Site Plan approval to expire. A written request for extension has been submitted, and staff sees no reason not to grant the extension.

MOTION by Mr. Summers to extend a five year extension to Site Plan approval to March 8, 2016, seconded by Ms. Greco, unanimously carried.

6. Adjournment:

At 7:26 p.m., motion by Mr. Summers to adjourn, seconded by Ms. Greco, unanimously carried.

Lona Kirk, Land Use Office
Planning and Zoning Commission