

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
May 23, 2012**

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

Also Present: Martin Connor, AICP, City Planner

Not Present: Greg Perosino, Member
Paul Summers, Member
Jim Bobinski, Alternate

1. **Call to Order:** Chairman Richard Calkins called the meeting to order at 7:02 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

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

Chairman Richard Called announced present and serving on the Commission this evening will be Doris Murphy, Donna Greco, Christine Mele, Greg Mele, and Richard Calkins. Also in attendance is City Planner Martin Connor.

3. **Minutes for Approval:**

a. 5-9-12

MOTION by Mr. Mele to approve the 5/9/12 minutes, seconded by Ms. Mele, motion carried. (Donna Greco and Doris Murphy abstained from voting)

4. **Old Business:**

a. Enforcement Update

Mr. Connor updated the Commission on Ace Marine, Goshen Road. Progress was being made on moving boats off site, and then it was jam packed again. Some progress has since been made, and Corporation Counsel Weaver has been informed. Greg Mantz has hired Attorney Chuck Brower to represent him, and he will meet with Mr. Connor or Ms. Barbieri and Ms. Weaver.

Regarding the Red Oak Hill violation, Ms. Weaver has filed a Motion for Judgment which has not yet been heard, and Mr. Rosa (owner) has also filed a Motion which has not been heard. It's in the court system at this time.

b. Site Plan 1037

Applicant: Shawn V. Pace
Location: 560, 574 & 576 South Main Street
Proposal: Construct two commercial buildings, each 50' x 120'

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

- c. Site Plan 1045
Applicant: Gregory L. Mele
Location: 23 Garfield Street
Proposal: Warehouse building addition

Mr. Mele recused himself from the role of Commissioner.

Robert Collabella, Laurel Engineering, appeared representing Gregory Mele. Referring to a site map, Mr. Collabella gave a presentation of the project. The addition will be approximately 24' x 96' for warehouse use. Brief discussion followed.

Mr. Connor read his memo to the Commission dated May 22, 2012.

MOTION by Ms. Mele to APPROVE Site Plan 1045

Applicant: Gregory L. Mele
Location: 23 Garfield Street
Proposal: Warehouse building addition

with the following conditions and recommendation:

1. The applicant file for a Sewer Discharge Permit in accordance with the memo from Ray Drew, Administrator, WPCA, to the City Planner dated May 16, 2012
2. It is recommended that the applicant follow the advice of Fire Chief John B. Field, Jr., contained in a letter to the City Planner dated May 15, 2012.
3. The applicant shall adequately address the comments contained in Assistant City Engineer Matt Walsh's e-mail to the City Planner dated May 23, 2012.

MOTION seconded by Ms. Murphy, unanimously carried.

5. New Business: (Commissioner Greg Mele returned at this point)

- a. Special Exception 12-272
Applicant: Litchfield Hills Bible Church, c/o William Allen, Pastor
Location: 379 Goshen Road
Proposal: Use of a portion of the existing building as a church (2,428 sq. ft.)
Set public hearing date

MOTION by Ms. Murphy to set a public hearing date of June 27, 2012, seconded by Mr. Mele, unanimously carried.

- b. Discussion Purpose:
Automatic Load Cover LLC
323 Technology Park Drive (Industrial Park Zone)
Possibility of Repairer's License

Tyler Birden of Automatic Load Cover LLC appeared before the Commission. Mr. Birden explained they want to obtain a repairer's license, as their business is picking up and there is more need to pick up vehicles and work on them at their site. They have a transport plate, but it limits them as far as passengers, they are being asked to do multiple installs at once, and this method is no longer viable. It will help them to keep them more competitive and increase their business.

Mr. Calkins inquired if they want to obtain a general repairer's license or a limited repairer's license. Mr. Birden responded when he spoke with DMV, the only difference is how many bays are at the shop. Mr. Birden would need a general repairer's license. It doesn't involve used car or truck sales which they do not want to do.

Mr. Calkins noted this type of license is for the location, not necessarily the business owner. He does not want to create an auto repair business in the technology park.

Mr. Connor noted that in this zone, auto/truck repairs are not an approved use. When Automatic Load Cover came in for approval, the Commission approved it as a manufacturing use. That part is fine, but the license approval portion is an issue. Mr. Connor suggested making it very clear during the public hearing process, that the repairer's license is being granted strictly for installation of automated truck covers for this business, and Mr. Birden will not be there fixing trucks. Mr. Connor explained how to accomplish this, and discussion followed.

6. Adjournment:

MOTION by Mr. Mele to adjourn at 7:28 p.m., seconded by Ms. Murphy, unanimously carried.

Land Use Office
Planning and Zoning Commission