

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
January 9, 2013**

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

Also Present: Martin J. Connor, AICP; City Planner

Not Present: Greg Perosino, Member
Jim Bobinski, Alternate

1. **Call to Order:** Chairman Richard Calkins called the meeting to order at 7:00 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 Commissioners Greg Mele, Doris Murphy, Paul Summers, Christine Mele, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor, AICP.

3. **Minutes for Approval:**

a. 12-12-12

MOTION by Mr. Summers to approve the 12-12-12 minutes, seconded by Mr. Mele, motion carried with Ms. Murphy abstaining from voting.

4. **Old Business:**

a. Enforcement Update

Mr. Summers noted the memo Mr. Connor sent the Commission with an update. On the Rosa matter, it is set for a hearing at the end of the month, and Mr. Rosa should get an order on this matter, and he has to comply otherwise there will be a contempt. There will be an order to comply with the Zoning Regulations.

Mr. Connor updated the Commission on Mr. Enoch Little, and the Judge/Court has imposed a date that things must be cleaned up, or the City will go in and do a "clean and lien" and there is a contractor in place. Progress has been made, and this matter should get resolved.

The Corporation Counsel is working with Kim Barbieri on a regular basis on the Zoning Violations and more action will follow.

5. **New Business:**

- a. Site Plan 1049 modification
Applicant: Borghesi Building and Engineering
Location: 1891 East Main Street
Proposal: Relocate proposed/approved 1,350 sq. ft. ice cream shop to eastern side of site (This application has been withdrawn and will not be presented)

Mr. Calkins read the withdrawal letter submitted by Allan Borghesi.

- b. Discuss proposed Right to Farm Ordinance and Complete Street Ordinances

Mr. Connor updated the Commission on these two proposed Ordinance. The Right to Farm Ordinance began with a YMCA Fit Together Northwest Connecticut initiative healthy living program. Right to Farm details were explained by Mr. Connor, involving farm operation by-products such as dust, noise, odors, etc. that will become as of right.

Mr. Calkins noted for the record he is all in favor of farm uses, as long as it does not involve chickens in the downtown. Mr. Connor noted that a farm under the Zoning Regulations must have three acres of land.

Mr. Connor has sent the Complete Street Ordinances to our Engineering and Department of Public Works and haven't received any comment on it. The intent of this is that before we spend a lot of money redoing a road, can we take a look at it and can we make improvements for using that road, for bicyclists, pedestrians, are there certain safety factors is to take into consideration. Right now the only thing we look at is the auto traffic, nothing else is considered. This is important Downtown in particular, and it can be important with some city streets that lead into Downtown. A nice job was done with the sidewalk that was constructed with the sidewalk constructed from the senior towers to Coe Park. It is important to consider all uses, for those other than just driving a car on the street.

Mr. Calkins noted the question understandably comes down to cost. The Engineering Department should be encouraged to come to the table here, and if an arterial road is being down, costs can be worked up per foot, and some roads may not have enough right of way. Mr. Calkins noted work with right of ways, sidewalks, bike path spacing, etc. The City Council has to make a decision if they want to increase funding for the roadways in order to accomplish this or whether they want to do less roads with the same amount of funding and include this in.

Mr. Connor noted with Federal money, a percentage of the funds must be designated towards bicycle and pedestrian safety. Even the Federal Government is making us look at this. This type of proposal is also in our Plan of Conservation and Development. Further discussion followed.

It was the consensus of the Commission to encourage Complete Streets Ordinances.

Mr. Connor updated the Commission the work that has been done with Rose Ponte on "Come Home to Downtown" and the grant the City has received, the good news is yesterday we got a call that Torrington was selected as one of the three towns; Middletown, Waterbury, and Torrington. The Committee was impressed with the Plan of Conservation and Development, the downtown, the incentive housing zone, many of the things we have worked on the last few years have paid off. Mr. Mele expressed interest in being part of a group to further discuss this.

c. Discuss 2012 Legislative Changes

Mr. Connor noted a bill that was passed relating to food manufacturing facilities such as bakeries. These facilities will now need a sign off similar to location approval. The good news is that when it went through the Planner's list serve, and one town's zoning officer was able to write a letter stating the bakery was appropriately zoned and that was good enough. This is Public Act 12-95.

Mr. Calkins noted PA 12-146, an act regarding person aggrieved by decisions of Municipal Land Use Boards. This is regarding abutting land owners. Discussion followed.

Other Public Acts were briefly discussed.

6. Public hearing scheduled for Wednesday, January 9, 2013, 7:30 p.m.; City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:

- a. Special Exception 12-276
Applicant: Aldo DiCarlo
Location: 524 East Main Street
Proposal: Change of use to residential apartment (former office space)

At 7:31 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Commissioners Donna Greco, Christine Mele, Doris Murphy, Greg Mele, Paul Summers, and Richard Calkins. Also present is City Planner Martin Connor.

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

Mr. Aldo DiCarlo appeared before the Commission and briefly explained his proposal to convert the second floor office space into residential office space.

Mr. Connor read his memo to the Commission dated 1/3/13.

No comments from the public on this application.

At 7:47 p.m. Chairman Calkins closed the public hearing.

MOTION by Mr. Mele to APPROVE Special Exception 12-276

Applicant: Aldo DiCarlo

Location: 524 East Main Street

Proposal: Change of use to residential apartment (former office space)

with the following condition and recommendation:

1. The applicant shall address the comments from WPCA Administrator, Ray Drew, contained in his memo to the City Planner dated 1/3/13.
2. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated 12/7/12.

MOTION seconded by Ms. Murphy, unanimously carried.

7. **Public hearing scheduled for Wednesday, February 27, 2013, 7:30 p.m.; City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:**

Two Zoning Regulation Amendment Proposals

Applicant: Torrington Planning and Zoning Commission

Proposal #1: Proposed Amendment to the Zoning Regulations, Section 3.1, Subsection 9.31, Warehouse providing interior access to self-storage units which are completely enclosed in a building existing on or before 8/2/99 and which has been converted to such use.

Proposal #2: New Section 3.1, Subsection 1.26 Single Family Use, 2nd and 3rd floors, site plan approval.

Passed until 2/27/12.

8. **Adjournment:**

At 7:49 p.m., MOTION by Mr. Mele to adjourn, seconded by Mr. Summers, unanimously carried.