

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
September 11, 2013**

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

Also Present: Martin Connor, AICP; City Planner

Not Present: Greg Perosino, Member
Doris Murphy, Member and IWC Liaison
Jim Bobinski, Alternate
Christine Mele, Alternate

1. Call To Order:

Chairman Richard Calkins called the meeting to order at 7:04 p.m. in the City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. Attendance/Announcement by Chairman:

Chairman Richard Calkins announced present and serving this evening will be Commissioners Greg Mele, Paul Summers, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

Mr. Connor announced tomorrow at 10:00 a.m. FEMA will be here doing a basics and training course that FEMA believes is important, regarding national disaster recovery framework and its impacts, Connecticut's recovery methods, pre and post disaster. Mr. Connor and the Building Official will be attending and hopefully someone from the Engineering Office.

The study being worked on for the "Come Home to Downtown" with the Connecticut Main Street Program is coming to a conclusion, good information that the Torrington Downtown Partners group can use to renovate the second and third floors of the 11 Main Street property and financial information has been provided that will be very helpful to them. There is a SWEAPA planning conference coming up in the fall, and the whole study will be presented to Rhode Island, Connecticut and Massachusetts Planners.

Mr. Connor noted the DEEP was please with the changes made by this Commission to the Zoning and Subdivision regulations with the grant received for Low Impact development and we have been asked to participate in this Connecticut Green Infrastructure Symposium on a municipal panel to discuss how we went about accomplishing the changes to our regulations. This is another good thing we were involved in that others think was worthwhile as well.

3. Minutes for Approval:

- a. 8/14/13 - MOTION by Mr. Mele to approve the 8/14/13 minutes, seconded by Ms. Greco, motion carried with Mr. Summers abstaining from voting.

4. Old Business:

Mr. Summers updated the Commission, he noticed the judge in the Rosa case waived the fines and penalties. Mr. Connor added it appears the fees have been suspended and not waived, because he has done what he was supposed to do.

5. New Business:

- a. Site Plan 1094
Applicant: RWR Landholding/LR Enterprises
Location: 901 Migeon Avenue
Proposal: Three storage sheds for construction materials

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

6. Public Hearings Scheduled for September 11, 2013, 7:30 p.m., City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

- a. Site Plan 1092 and Special Exception 13-278
Applicant: Northwest Hills Community Church
Location: 132 Water Street
Proposal: Church Use

Mr. Calkins opened the public hearing and stated serving on the Commission this evening will be Commissioners Paul Summers, Greg Mele, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

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

Dennis McMorrow of Berkshire Engineering and Surveying appeared representing the applicant. The site is approximately a three acre site, additional site information was given by Mr. McMorrow. The entire property is impervious, there is not a bit of green space on this property. It is combination of gravel, broken blacktop, cement, etc. An entryway on the west side is being planned, and that area had to be lowered about a foot and a half. Elevations and grading were briefly explained. A landscaping plan has been done for the project by Kim Barbieri. The Architectural Review Committee has made a favorable recommendation. Green space,

landscaping, etc. will be accomplished with this project. Sidewalk changes will occur, with a sidewalk being only on the other side of the street, Mr. Connor added this was also because of the consideration of buses coming in and out of the site. It is much safer for pedestrians to use the other side of John Street.

Mr. Calkins inquired if there were environmental issues on the site. Mr. McMorrow responded he was told everything has been taken care, but he does not have direct knowledge of it.

Mr. Connor read his memo to the Commission dated 9/6/13.

No further comments from the applicant. No comments from the public.

At 7:45 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Site Plan 1092 and Special Exception 13-278

Applicant: Northwest Hills Community Church
Location: 132 Water Street
Proposal: Church use

With the following recommendation:

1. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his e-mail to the City Planner dated 8/13/13. Motion seconded by Mr. Summers, unanimously carried.

b. Location Approval and Site Plan 1090

Applicant: Berkshire Recycling LLC
Location: 1165 South Main Street
Proposal: Location Approval/Automotive Junkyard. Site Plan for new pad for scale and Material stockpiles

At 7:50 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Paul Summers, Greg Mele, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

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

Paul Conrad of Berkshire Recycling LLC appeared, Mr. Connor noted that Mr. Conrad has already turned in his neighborhood notification receipts. A site plan was presented for review. Mr. Conrad gave a presentation of what they plan to do on site and modernization of the site. A permit will also be obtained from the State of Connecticut.

Mr. Connor explained ordinarily when we have had a public hearing on a automotive use and there is no change of use, we can administratively sign the K-7 form for the DMV/auto dealer. However, the way the regulations are written for this type of use, an automotive junkyard for junkyard approval, if there is a change in ownership even if there is no change on the site, we are still required to have a public hearing even though we have had a public hearing on this back in the 1950's, and there has been no change since November 18, 1958.

Mr. Conrad noted the DMV for their purposes does treat this as a new application so it is subject to all new DMV regulations and this approval today is the first step in the State approval process.

Mr. Calkins inquired what goes into the bins. Mr. Conrad stated the outside bins will be used for ferrous metals, iron, light steel, etc. ; anything that does not contain Freon or fluids. It will be stored outside on those concrete bins. Any stormwater that comes off the bins goes to an oil/water separator and then a retention area and that is subject to DEEP regulations.

Mr. Mele inquired if auto parts/pieces would be for sale from this site; and Mr. Conrad responded that is not their primary intention at this site, this is just a small facility. But there may be occasions where someone wants to get a fender, etc., off a car.

Mr. Conrad provided further details of their business operation plans. They have done their homework with DEEP and that agency has been very helpful. This type of business is not only regulated by the State of Connecticut, but also there are federal regulations.

It was agreed that there will be a gravel pathway across the grassed area for the transport of vehicles.

Mr. Connor read his memo to the Commission dated 9/4/13.

Ronald Marschell Sr. 125 South Main Street, Torrington, appeared before the Commission and he was concerned about the gate on Bogue Road, how much useage will this area get, and he is concerned with children in the area, and damage from trucks to the area.

Mr. Conrad stated that is not a retail gate, it is a gate for the heavy vehicles because of the pipe on site, so that's for finished product. That gate is not be open, and they want to be a good neighbor and have low visibility.

No further public comments.

At 8:20 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Location Approval

Applicant: Berkshire Recycling LLC
Location: 1165 South Main Street
Proposal: Location Approval/Automotive Junkyard
Motion seconded by Mr. Summers, unanimously carried.

MOTION by Mr. Mele to APPROVE Site Plan 1090

Applicant: Berkshire Recycling LLC
Location: 1165 South Main Street
Proposal: Location Approval/Automotive Junkyard
Install new concrete pads for work areas and storage bins, add new scale, new paved parking, paved handicap space and paved drives in the front of the property and a proposed gravel parking area within.

With the following recommendation/conditions:

1. A Flood Plain permit shall be obtained prior to the start of the proposed site work.
2. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in a memo to the City Planner dated 7/16/13.

MOTION seconded by Mr. Summers, unanimously carried.

7. **Adjournment:**

MOTION by Mr. Summers to adjourn at 8:21 p.m., seconded by Mr. Mele, unanimously carried.

Land Use Office
City of Torrington