

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
September 10, 2014**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chair
Greg Perosino, Member
Paul Summers, Member
Jim Bobinski, Alternate
Jon Sheaffer, Alternate
Donna Greco, Alternate

Also Present: Martin Connor, AICP, City Planner

Not Present: Doris Murphy, Member and IWC Liaison

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 this evening will be Commissioners Greg Mele, Greg Perosino, Paul Summers, Jim Bobinski, Jon Sheaffer, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

Chairman Calkins introduced new Commission member Jon Sheaffer, taking over for Christine Mele.

3. Minutes for Approval:

a. 8/13/14

MOTION by Mr. Summers to approve the 8/13/14 minutes, seconded by Mr. Mele, motion carried with Commissioners Perosino and Greco abstaining from voting.

4. Old Business:

a. Enforcement Update

No update.

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- b. Site Plan 1130
Applicant: McDonalds Corp., c/o Ayoub Engineering, Inc.
Location: 673 Main Street
Proposal: Side by side drive-through with associated curbing, landscaping, signage. Remove and relocate side access driveway

Alan Micale, PE from Ayoub Engineering appeared representing McDonalds Corp. Mr. Micale gave a presentation of the proposal, pointing to site maps explaining the one driveway that will be used and the two ordering windows.

Mr. Micale explained the screening around the dumpster and the landscaping and trees that will be installed.

Mr. Connor read his memo dated September 2, 2014 to the Commission.

MOTION by Mr. Mele to APPROVE Site Plan 1130

Applicant: McDonalds Corp., c/o Ayoub Engineering, Inc.
Location: 673 Main Street
Proposal: Side by side drive-through with associated curbing, landscaping, signage. Remove and relocate side access driveway.

with the following recommendation:

The applicant follow the advice of Fire Chief Gary Brunoli contained in his letter dated 7/10/14 to the City Planner. Motion seconded by Mr. Perosino.

Mr. Micale expressed his thanks to the Torrington staff during the process.

- c. Site Plan 1132
Applicant: Edward M. Pepin
Location: 990 Tarringford Street
Proposal: Additions and modifications to existing Price Chopper supermarket, alterations to canopy design, storefront sidewalk replacement and new signage

Ed Pepin, Architect from Bloomfield, CT appeared representing Price Chopper. Also present was David Knoll, Project Manager.

Mr. Pepin gave a presentation on the subject proposal. The interior of the store will be completely redone, as well as demolish the front exterior canopy and facade. This is part of a new rebranding effort on the part of Golub Corporation. Signage plans were explained by Mr. Pepin.

Mr. Calkins inquired about the paving of the parking lot. Mr. Pepin explained Price Chopper is working with the landlord to accomplish new paving. Mr. Pepin stated work is expected to begin in October.

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Mr. Connor reviewed his memo dated 9/2/14 to the Commission.

MOTION by Mr. Mele to APPROVE Site Plan 1132

Applicant: Edward M. Pepin for Price Chopper

Location: 990 Torrington Street

Proposal: Additions and modifications to existing Price Chopper supermarket, alterations to canopy design, storefront sidewalk replacement and new signage with the following condition and recommendation:

1. The applicant shall address the comments from WPCA Administrator Ray Drew as outlined in his 8/27/14 memo to the City Planner.
2. It is recommended the applicant follow the advice of Fire Chief Gary Brunoli as outlined in his letter dated 8/28/14 to the City Planner.

MOTION seconded by Mr. Perosino, unanimously carried.

6. Public Hearing Scheduled for September 10, 2014, 7:30 p.m. City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:

a. Site Plan 1133, Special Exception 14-291 and Location Approval

Applicant: Cumberland Farms, Inc.

Location: 1237 East Main Street

Proposal: Construct new 4,513 sq. ft. retail convenience store and gas fueling operation, sales of gasoline

At 7:31 p.m. Chairman Richard Calkins opened the public hearing and stated serving on the Commission this evening will be Commissioners Jim Bobinski, Greg Perosino, Jon Sheaffer, Greg Mele, Paul Summers, Donna Greco and Richard Calkins. Also in attendance is City Planner Martin Connor. The City's Traffic Consultant Dave Sullivan from Milone and MacBroom and Officer Steve Pisarski of the City of Torrington Police Traffic Unit were also present.

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

Attorney Joe Williams with Shipman and Goodwin in Hartford appeared representing the applicant. Mr. Williams verified the neighbor notification receipts have been submitted to the Land Use Office and the public hearing sign was properly posted at the site. Mr. Williams introduced his associates, Mr. Chuck Meek from First Hartford Realty Corporation; Mike Luckashefsky, Area Sales Manager of Cumberland Farms; and Steve Savaria, Traffic Engineer with Fuss and O'Neil, and Kevin Thatcher, Civil Engineer from CHA.

Mr. Williams gave an overview of the proposal to raze the two existing commercial buildings and construct a new Cumberland Farms and fueling facility. New revised

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plans were just submitted today. This facility will replace the existing Cumberland Farms on lower East Main Street. Architectural plans and sample board of building materials and site plan maps were presented. A favorable review has been received from the Architectural Review Committee.

Mr. Williams submitted multiple documents from their team with comments addressing the City of Torrington's comments and requirements. Signage plans have also been presented.

Mr. Williams explained two driveways are planned for the site, the City has recommended that the easterly most driveway be closed. The applicant does not agree to closing this most easterly driveway (which will be a right turn in only driveway). With only one driveway on the western side of the site, the food delivery trucks and fuel delivery trucks cannot easily and safely navigate onto the site. They do not believe a severe restriction like that is necessary for a few reasons, the current site has commercial uses on it, and it has two existing driveways (site maps were pointed to). They have no knowledge of accident data showing these driveways to be an issue. They believe they are improving the situation, as the driveways have been moved as far west as possible with consideration to truck turning radiuses. The current easterly drive has no restrictions, and they are planning to have it be a right turn only into their site.

Mr. Williams stated they have met with Connecticut DOT, and they have not received final approval yet, and their only request is that the easterly driveway be made a right turn into only, and they have complied with that request and that is what is proposed.

Kevin Thatcher from CHA appeared before the Commission with his findings, referring to site maps.

Steve Savaria, Traffic Engineer with Fuss and O'Neil in Manchester appeared before the Commission. A traffic impact statement has been prepared. Traffic flow data was collected in the vicinity. His detailed findings were presented to the Commission.

Mr. Perosino and Mr. Calkins inquired what the traffic count is from the current site, and peak traffic counts in the vicinity. Mr. Savaria did not have a traffic count from the current store; and he provided more traffic details regarding traffic in the vicinity of the proposal.

Chairman Calkins made full disclosure that he is licensed Professional Engineer and he spent ten years designing gas stations for Mobil Oil. It seems as though this intersection has been a problem for years. Mr. Calkins' concern is that cars slowing down to make the right turn in that close with cars accelerating to making a right turn on red from Torrington West Street at the same time as cars decelerating to enter the new facility. Mr. Calkins inquired if Officer Pisarski had any concerns about that from a traffic enforcement and traffic standpoint. It seems to Mr. Calkins that such a situation that close to that corner especially on such a skewed intersection. It would be different on a 90 degree intersection, but this intersection is different, and that driveway will be an

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issue. There is no traffic going in and out of that site now as the business operations at the site are minimal. Comparing the two is like comparing apples and oranges.

Officer Pisarski expressed his concerns, agreeing with Mr. Calkins. There was one pedestrian fatality in this vicinity.

Mr. Savaria noted this proposal is almost identical to the intersection across the street with the BJ's entrance with about the same distance. Mr. Calkins noted there is no right turn on red in this situation, whereas at this current proposal, there is a right turn on red from Tarringford West Street onto East Main Street. Discussion ensued, and it was determined that neither intersection has a right turn on red.

Traffic Consultant Dave Sullivan of Milone and MacBroom appeared before the Commission with his findings. He noted that if there are tanker trucks delivering in the middle of the night, one driveway is feasible. It appears they want this driveway open to access the tanks at any time. People will take an illegal left hand turn. Moving the driveway west has merit.

Driveway, turning, traffic and access issues were discussed at length.

Mr. Calkins opened the hearing to the public.

Robert Grosso of 26 Laurel Acres appeared before the Commission. He lives behind the proposed site. He is a customer at Cumberland Farms, and there are trucks there during the day, he does not believe they will only come at night. Regarding the proposed six foot fence, the apartment houses are raised up, and a six foot fence is not enough, a ten foot fence is needed. There will be more foot traffic, as there will be sandwiches and soups available and he is concerned about pedestrian traffic.

Dave Nilsen owns a property right next to the proposed Cumberland Farms, and he has approached them several months ago about purchasing his property, so they do have other options.

Mr. Connor wrote a memo to the Commission a memo dated September 6, 2014. The applicant has submitted many memos, and hopefully an updated plan will be submitted, and then Mr. Connor can rewrite his memo. Mr. Connor noted most of his comments were not addressed in the plans.

Mr. Williams stated they will look into installing a taller fence. Cumberland Farms is willing to make adjustments to have truck traffic not deliver during peak hours.

Sidewalks were discussed, Mr. Williams pointed to the map and indicated where they would construct sidewalks.

At 8:50 p.m., Chairman Calkins declared the public hearing continued to 7:30 p.m. on October 8, 2014.

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5. New Business:

- a. 444 Brightwood Avenue, Gary Eucalitto/Garrett Homes, request for five year extension

Mr. Connor explained the original approval date was 10/13/04. Approvals have been extended. This can be extended a total of 14 years to 10/13/18, and Mr. Connor recommended this be granted.

MOTION by Mr. Mele to APPROVE time extension request for Special Exception 04-133 and Site Plan 683, Gary Eucalitto, 444 Brightwood Avenue, seven unit multi-family

Original approval date: 10/13/04. New expiration date: 10/13/18.
Motion seconded by Mr. Perosino, unanimously carried.

- b. Special Exception 14-292
Applicant: John D. Eichner
Location: 345-347-349 Main Street
Proposal: Change of use to Three Family Residence (currently office first floor, residential use on second and third floor)
Set public hearing date

MOTION by Mr. Mele to set a public hearing date of October 8, 2014, seconded by Mr. Summers, unanimously carried.

- c. Special Exception 14-293 and Site Plan 1136
Applicant: Preservation of Affordable Housing, Inc.
Location: 380 Tarringford West Street
Proposal: Construct 60 unit senior housing complex, associated parking and community building (set public hearing date)

MOTION by Mr. Mele to set a public hearing date of October 22, 2014, seconded by Mr. Perosino, unanimously carried.

7. Adjournment:

MOTION by Mr. Mele to adjourn at 8:56 p.m., seconded by Mr. Summers, unanimously carried.