

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
March 18, 2015**

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

Also Present: Martin Connor, AICP, City Planner

Not Present: Doris Murphy, Member and IWC Liaison
Greg Perosino, Member

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 Jon Sheaffer, Donna Greco, Greg Mele, Paul Summers, Jim Bobinski and Richard Calkins. Also in attendance is City Planner Martin Connor.

Chairman Calkins noted James Bobinski will receive a 12 year service award on March 26, 2015, and Chairman Calkins will attend the event also.

3. Minutes for Approval:

a. 2/18/15

MOTION by Mr. Summers to approve the 2/18/15 minutes, seconded by Mr. Mele, unanimously carried.

4. Old Business:

a. Enforcement Update

No new update from Mr. Summers. Mr. Connor stated no update from the Blight Committee.

5. **New Business:**

a. Section 8-24 Referral

Applicant: Mayor Elinor Carbone

Proposal: Disk Golf Course, Alvord Park, 391 Kennedy Drive

Mr. Calkins read Mayor Elinor Carbone's letter of March 5, 2015 recommending a favorable recommendation.

Brett Simons, Park and Recreation Superintendent and Michael Morin from Northwest Conservation District were present.

Mr. Simons gave a presentation, they have been considering this concept for a few years now, and recently Mike Morin and Sean Hayden came to the City to discuss this concept. A suitable location was not found until now. Alvord Park has good potential, a course was mapped out by Michael Morin, which will not interfere with the other significant current uses of the park.

Michael Morin appeared before the Commission, he explained this would be great for the City, and they are going through the various steps and committees to get approval of this project. They are planning to write a grant for the funding that will be necessary for this project. Mr. Connor explained the Conservation Commission made a unanimous favorable recommendation on this request, to move forward to the Planning and Zoning Commission. Approval has also been obtained from the Inland Wetlands Commission.

Mr. Morin explained volunteers from the community will also work on creating this project. Care has been taken to not interfere with the soccer or BMX activities.

Mr. Calkins inquired about parking and any consideration for road improvements. Mr. Morin responded there is a dirt parking lot just north of the soccer field. If there is a large soccer event going on, disc golfers will have to decide not to play if there is no parking available. There are no plans to improve the one way circle that goes past the BMX course. Mr. Calkins noted there is much traffic and congestion with the soccer uses.

Mr. Morin gave more details of the layout of the site and disc golf course. Some trees will have to be cut, underbrush will be removed. It will be completely different than traditional golf courses.

MOTION by Mr. Mele to Make a favorable recommendation on Section 8-24 Referral

Applicant: Mayor Elinor Carbone

Proposal: Disk Golf Course, Alvord Park, 391 Kennedy Drive

Motion seconded by Mr. Summers, unanimously carried.

ten minute recess before public hearings

6. **Public Hearings, March 18, 2015; 7:30 p.m., City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:**

a. Special Exception 15-297

Applicant: Guerrero Construction Co., Inc. for Railside Industrial Complex
Location: 105 Summer Street
Proposal: Deposit in excess of 100 cubic yards of material from Courthouse site, Section 6.4

At 7:30 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Commissioners Jon Sheaffer, Greg Mele, Paul Summers, Donna Greco, Jim Bobinski and Richard Calkins. Also present is City Planner Martin Connor.

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

Robert Rossi, 33 Silo Drive, Harwinton, CT appeared representing Guerrero Construction Co. He explained this is a temporarily stockpile for materials they have processed on site for the new courthouse, and the material will be going back to the courthouse site to eventually be used for backfill as the building progresses. Processed means it has been crushed, and it has to be a certain size to be allowed back on site per standards. Rock and ledge is on the property, and needs to be processed in this manner. Their work is scheduled to be completed in November of this year.

Mr. Rossi submitted photocopies of his proof of mailing receipts, and verified a public hearing sign was properly posted on the site.

Mr. Connor read his memo to the Commission dated March 11, 2015.

Mr. Calkins inquired why there is a request for waiver of the Class A-2 survey requirements. The map provided is an A-2 survey. Mr. Connor said a full site plan has not been provided.

Mr. Summers asked about the routes the truck will take, and Mr. Rossi described the routes to be taken, and he has met with the City Engineering Department and complied with their request to reroute trucks to a particular route.

James McBride of 177 McKinley inquired about the dump sites, and Mr. Calkins and Mr. Connor explained that is the next public hearing, and Mr. Connor provided a maps of both sites.

At 7:40 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Special Exception 15-297

Applicant: Guerrero Construction Co. Inc. for Railside Industrial Complex
Location: 105 Summer Street
Proposal: Deposit in excess of 100 cubic yards of material from Courthouse site, Section 6.4

with the following recommendations and conditions:

1. Per Fire Chief, Gary Brunoli, in his letter to the City Planner dated February 23, 2015, the buildings and fire hydrant on site shall remain accessible during the stockpiling of material.
2. Erosion and sedimentation controls shall be maintained in accordance with the 2002 CT Erosion and Sedimentation Guidelines, as amended. A bond estimate for the installation and maintenance of the erosion and sedimentation controls, prepared by the applicant's engineer, shall be submitted to the City Planner's office for approval and a bond submitted in a form acceptable to the Corporation Counsel shall be submitted.
3. The Special Exception approval shall be granted for two years in accordance with Section 6.4.7.B of the Zoning Regulations.

The Commission hereby waives full Site plan/Class A-2 survey requirements.
MOTION seconded by Mr. Summers, unanimously carried.

b. Special Exception 15-296

Applicant: Guerrero Construction Co., Inc. for Hillside Cemetery
Location: 76 Walnut Street
Proposal: Deposit in excess of 100 cubic yards of material from Courthouse site, Section 6.4

At 7:43 p.m., Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Commissioners Jon Sheaffer, Greg Mele, Paul Summers, Donna Greco, Jim Bobinski and Richard Calkins. Also present is City Planner Martin Connor.

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

Robert Rossi, 33 Silo Drive, Harwinton, CT appeared representing Guerrero Construction Co.

Mr. Rossi presented photocopies of his certificates of mailings, and verified that the public hearing sign was properly posted on the site. This is a permanent disposal of materials from the courthouse site. The cemetery has a need for fill, and the applicant has a surplus of material. There is a staging area, which is the southeast corner of the property, which is highlighted on the map. Mr. Connor provided copies of the map.

Mr. Rossi stated this is raw fill, not processed, and that it is clean fill. They will access the site in through Walnut Street, from Litchfield Street.

Mr. Connor read his memo to the Commission dated March 11, 2015.

In response to a question, Mr. Rossi stated the truck traffic will vary from day to day. It could be as many as four to five trucks from the courthouse site to the cemetery, with a 20 to 30 minute travel time per truck. These are twelve yard capacity, tri-axle dump trucks. The applicant will also do grading and leveling at 76 Walnut Street.

Mr. Calkins opened the hearing to the public and there were no public comments.

At 8:51 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Special Exception 15-296

Applicant: Guerrero Construction Co., Inc. for Hillside Cemetery

Location: 76 Walnut Street

Proposal: Deposit in excess of 100 cubic yards of material from Courthouse site, Section 6.4

with the following recommendations and conditions:

1. As recommended by Assistant City Engineer, Matt Walsh, P.E., in his e-mail memo to the City Planner dated 3/11/15, the applicant shall revise the plans to show the contours on the northwest side to be a more gentle transition from the fill area to the existing topography to avoid creation of a deep swale that could lead to erosion problems.
2. The applicant shall obtain a grading permit from the Zoning Enforcement Officer.
3. Erosion and sedimentation controls shall be maintained in accordance with the 2002 CT Erosion and Sedimentation Guidelines, as amended. A bond estimate for the installation and maintenance of the erosion and sedimentation controls, prepared by the applicant's engineer, shall be submitted to the City Planner's office for approval and a bond submitted in a form acceptable to the Corporation Counsel shall be submitted.
4. The Special Exception approval shall be granted for two years in accordance with Section 6.4.7.B of the Zoning Regulations.

The Commission hereby waives full Site plan/Class A-2 survey requirements.

MOTION seconded by Mr. Summers, unanimously carried.

7. Adjournment:

At 7:55 p.m., MOTION by Mr. Mele to adjourn, seconded by Mr. Summers, unanimously carried.

Land Use Office
City of Torrington