

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
May 13, 2015**

Present: Richard Calkins, Chairman  
Doris Murphy, Member and Wetlands Liaison  
Paul Summers, Member  
Greg Perosino, Member  
Donna Greco, Alternate  
Jon Sheaffer, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Greg Mele, Vice Chair  
Jim Bobinski, Alternate

**1. Call to Order:**

At 7:03 p.m. Richard Calkins, Chairman, called the meeting to order in the 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 Paul Summers, Greg Perosino, Donna Greco, Jon Sheaffer, Doris Murphy and Richard Calkins. Also in attendance is City Planner Martin Connor.

**3. Minutes for Approval:**

a. 4/22/15

MOTION by Mr. Perosino to approve the 4/22/15 minutes, seconded by Mr. Summers, motion carried with Ms. Murphy abstaining from voting.

**4. Old Business:**

a. Enforcement Update: No updates to review.

**5. New Business:**

a. Site Plan 1157  
Applicant: A/Z Corporation for Eversource Energy  
Location: 174 Franklin Street  
Proposal: Install materials storage bins and protective canopies for use by Eversource Gas

MOTION by Mr. Summers to table the subject item, seconded by Ms. Murphy, unanimously carried.

- b. Site Plan 1158  
Applicant: Daniel Gervais, Jr.  
Location: 945 New Harwinton Road  
Proposal: Construct 6,000 sq. ft. bldg. and parking

Dennis McMorrow, PE, of Berkshire Engineering and Surveying in Bantam, CT appeared representing the applicant Daniel Gervais, Jr., who was also present. Mr. McMorrow presented revised plans to the Commission. Mr. McMorrow provided details of the 1.6 acre parcel, explaining the 25 foot buffers, and pointed to the site plan map and provided information on the existing building and the proposed new building. The accessory apartment use will continue. New parking was explained, which is Phase I. Phase II will include the new building.

A wetlands permit has already been obtained in February, 2015. Assistant City Engineer Matt Walsh has approved the storm drainage system. A favorable recommendation has been received by the Architectural Review Committee with the provision that new windows be added to the building, which Mr. Gervais has agreed to. Lighting details were explained. Both well and septic will be abandoned, and the site will be connected to city water and sewer on Route 4. Landscaping details were provided, which were approved by both the Wetlands Commission and Architectural Review Committee. No signage is proposed at this time.

Mr. McMorrow explained the street address will be officially changed to 17 and 31 Tarringford Street, as Mr. Gervais is closing off the driveway on Route 4.

Mr. Gervais and Mr. McMorrow responded to questions from Mr. Summers regarding landscaping and trees on site. The plan is to have the building completed within a year or two.

Parking and paving was discussed, Mr. Connor noted the handicap spaces will have to be paved. Paved parking in the Local Business zone is required. Mr. Gervais agreed to pave the handicap parking and the parking in front of the building. Mr. Calkins requested that a condition that the parking be paved, as that is in the regulations.

Mr. Connor read his memo to the Commission. The owner wants to keep the accessory apartment on site, which was previously approved by Special Exception by this Commission.

**MOTION by Mr. Perosino to APPROVE Site Plan 1158**

Applicant: Daniel Gervais, Jr.  
Location: 945 New Harwinton Road  
Proposal: Construct 6,000 sq. ft. building and outside vehicle storage area with the following conditions:

1. The proposed handicap space shall be properly signed and the pavement marked in accordance with Section 5.13.4.D. of the Zoning Regulations.
2. A Sewer Discharge Permit shall be submitted by the applicant in accordance with the memo to the City Planner from Ray Drew, WPCA Administrator, dated 5/1/15.
3. It is recommended that the applicant follow the advice of Fire Chief Brunoli contained in his letter to the City Planner dated 4/20/15.

4. Parking spaces east of the existing building shall be paved immediately upon use of the property. Remainder of gravel area shall be paved within two years from the date of this approval. MOTION seconded by Mr. Summers, unanimously carried.

- c. Special Exception 15-298  
Applicant: Gregory J. Lemieux  
Location: 47 Persechino Drive  
Proposal: Accessory apartment; set public hearing date

MOTION by Mr. Summers to set a public hearing date of June 10, 2015, seconded by Mr. Perosino, unanimously carried.

- d. Site Plan 1159 and Special Exception 15-299  
Applicant: TO Design, LLC for Kelly Housing Limited Partnership  
Location: 4 Terrace Drive, Northside Terrace  
Proposal: Construct new building, site improvements to parking, walkways, landscaping; affordable housing (Section 6.1)  
Set public hearing date

MOTION by Mr. Summers to set a public hearing date of June 10, 2015, seconded by Mr. Perosino, unanimously carried.

- e. Update on Torrington's Artist in Residence regulation

Mr. Ed Jaffe appeared before the Commission and updated the Commission with the status of their local artists group, they are now on facebook with their artist relocation program and have received a request from an artist in Philadelphia for information on the Artist in Residence regulations. Mr. Jaffe noted they have the full support of the Mayor, and have identified local bankers and real estate agents to assist them.

Mr. Jaffe discussed a clarification that is needed for sales of artists' works that is created on the premises. Discussion followed amongst Mr. Jaffe, the Commission, and Mr. Connor to clarify the intent of the regulations as follows:

Table of Uses, Section 1.59; Artist Live/Work, use shall be limited to the incidental sale of products permitted under this section which are created entirely on the premises.

## 6. **Adjournment:**

MOTION by Mr. Summers to adjourn at 7:45 p.m., seconded by Mr. Perosino, unanimously carried.