

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
September 14, 2011**

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

Also Present: Martin Connor, AICP, City Planner

1. **Call to Order:** Chairman Calkins opened the meeting at 7:03 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 Greg Mele, Paul Summers, Greg Perosino, Doris Murphy, Jim Bobinski, Donna Greco, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor.

3. **Minutes for Approval:**

a. 8/24/11

MOTION by Mr. Perosino to approve the minutes, seconded by Mr. Summers, motion unanimously carried.

4. **Old Business:**

a. Discuss PA 11-79; an Act concerning bonds and other surety for approved Site Plans and Subdivisions

City Engineer Ed Fabbri was present. Mr. Connor noted meetings have been held with the Corporation Counsel and City Engineer to review this matter. Mr. Fabbri reviewed past practices, and now the City must accept zero for bonding due to this new legislation.

Discussion and review by the Commission, Mr. Fabbri and Mr. Connor followed.

MOTION by Mr. Mele to set a public hearing date of October 12, 2011, seconded by Ms. Murphy, unanimously carried.

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MOTION by Ms. Murphy to add an item to the agenda by 2/3rds vote:  
Section 8-24 referral, Discontinuance of the unimproved sections of Devaux Road and Guerdat Road, Applicant: City of Torrington Engineering Department, motion seconded by Mr. Summers, unanimously carried.

Ed Fabbri, City Engineer, appeared before the Commission and explained the proposal to discontinue this portion of the road. Mr. Fabbri received correspondence from CT DOT after they reviewed city streets. Devaux Road is impassable on a good portion of the road. If nothing is done, town aid from the State will be lost on this portion of the road. The City already needs to spend \$30 million on roads that are frequently used.

MOTION by Mr. Mele to make a favorable recommendation, Section 8-24, to discontinue the unimproved sections of Devaux Road and Guerdat Road (referenced on map dated 9-13-11), seconded by Mr. Summers, unanimously carried.

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**5. New Business:**

- a. Site Plan 1017  
Applicant: Richard T. Barton  
Location: 1 South Main Street, Torrington Plaza  
Proposal: 128 sq. ft. wall signage for new furniture store

Richard Barton appeared before the Commission and explained his proposal for new wall signage.

Mr. Connor reviewed the signage area that is allowed, and read his memo to the Commission dated September 13, 2011. A favorable recommendation was given by the Architectural Review Committee on September 8, 2011.

MOTION by Mr. Mele to APPROVE Site Plan 1017  
Applicant: Richard T. Barton  
Location: 1 South Main Street, Torrington Plaza  
Proposal: 128 sq. ft. wall signage for new furniture store  
Motion seconded by Mr. Perosino, unanimously carried.

Back to announcements at this time, 7:24 p.m.

Mr. Calkins referred to the Violation List kept by the Zoning Enforcement Officer. Mr. Calkins had reviewed the list, and noted 10 violations that have been referred to the past and current City's Corporation Counsel for action at the Superior Court. There are 14 items that the Judicial Marshal has served papers to property owners. Mr. Calkins has asked through Mr. Connor to get an update on the status of these 24 items that are violations from Corporation Counsel. A subcommittee should be formed and invite Corporation Counsel to the October 12, 2011 Commission Meeting to provide an update on the status of these items, how we are proceeding forward, and what time frame we are looking at. If we are not going to enforce our regulations, there is no sense in having them. The Subcommittee will have City Planner Martin Connor and Zoning Enforcement Officer Kimberly Barbieri, and from this Commission Paul Summers. Some of these violations need to be addressed immediately.

Mr. Perosino inquired about the long time frame involved, and how the court system views this time frame, some dating back to 2001. Discussion followed, Mr. Connor explaining the timing process within the Land Use Office. Mr. Summers will report back to the Commission with his findings/results of a meeting.

**6. Public Hearings scheduled for 7:30 p.m., September 14, 2011, City Hall Council Chambers,  
Room 218, 140 Main Street, Torrington, CT:**

- a. Special Exception 11-264  
Applicant: Northwest Hills Community Church  
Location: 668 Riverside Avenue  
Proposal: Church Use

Chairman Calkins opened the public hearing at 7:38 p.m. and stated serving on the Commission this evening will be Commissioners Paul Summers, Doris Murphy, Greg Perosino, Greg Mele, James Bobinski, Donna Greco, Christine Mele and Richard Calkins. Also present is City Planner Marty Connor.

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

Pastor Scotty Neasbitt of Northwest Hills Community Church appeared before the Commission and verified the public hearing sign was properly posted and notices were sent to abutting property owners.

Pastor Neasbitt explained their plans to purchase the property and renovate it for their church use. No exterior changes are proposed. They have approximately 80 parking spaces which is more than enough to accommodate their church use.

Mr. Connor explained under the zoning regulations, a bicycle rack is required for building change of uses over 10,000 sq. ft. Mr. Connor read his memo to the Commission dated September 8, 2011.

There were no comments from the public. Mr. Calkins declared the public hearing closed at 7:50 p.m.

MOTION by Mr. Mele to APPROVE Special Exception 11-264

Applicant: Northwest Hills Community Church

Location: 668 Riverside Avenue

Proposal: Church Use

with the following conditions:

1. The Fire Marshal shall inspect the building prior to occupancy to assure that the fire protection systems are not compromised and can accommodate the change of use.
2. All pavement markings, including handicap, shall conform in color and size to the most recent edition of the MUTCD and the parking lot on the north side of the building shall be restriped before occupancy. The three handicap space sizes must meet the specifications as prescribed by State Statute and State Building Code; and all signs must meet the requirements and mounting height as published in the most recent edition of the MUTCD and its addendums. The missing stop sign and handicapped signs from the previously approved site plan shall be installed.
3. The applicant shall submit a Sewer Discharge Permit application supplying the required information as indicated in Ray Drew, Administrator's letter to the City Planner dated 9/7/11.
4. A bicycle rack shall be placed on site in an area approved by the City Planner.

MOTION seconded by Mr. Perosino, unanimously carried.

b. Resubdivision

Applicant: Thomas Szabo

Location: Lot #8, Eagle Ridge, Assessor Map 224 Block 6 Lot 31

Proposal: Two lot resubdivision

At 7:53 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Jim Bobinski, Doris Murphy, Paul Summers, Greg Perosino, Donna Greco, Greg Mele, Christine Mele and Richard Calkins. Also present is City Planner Martin Connor.

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

Mr. Calkins explained the public hearing will not be closed this evening, as a decision is pending with the Inland Wetlands Commission. Drainage information from the applicant is still pending, and will be reviewed by the City's Engineering Department.

Kenneth Hrica, professional engineer and licensed land surveyor and Thomas Szabo, applicant, appeared before the Commission and verified the public hearing sign was

properly posted and abutting land owners properly notified. Mr. Hrica gave a presentation of the two lot resubdivision proposal.

Commission members reviewed site maps, and Mr. Hrica answered questions from Commission members.

Mr. Connor reviewed his memo to the Commission dated September 9, 2011. The report from the Inland Wetlands Commission is outstanding, and a report is forthcoming at their September 20, 2011.

Mr. Calkins opened the hearing to the public.

Sharon Dougherty of 2381 Tarringford West Street appeared with concerns, she expressed concerns with the drainage culvert and the flooding she has experienced.

At 8:16 p.m. Chairman Calkins declared the hearing continued to October 12, 2011 at 7:30 p.m.

7. **Adjournment:**

Motion by Mr. Mele to adjourn at 8:16 p.m., seconded by Mr. Summers, unanimously carried.

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Land Use Office  
Planning and Zoning Commission