

**PLANNING AND ZONING COMMISSION
CITY OF TORRINGTON
MINUTES
October 12, 2016**

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

Also Present: Martin Connor, AICP, City Planner

1. Call to Order:

Chairman Richard Calkins opened the meeting 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 Donna Greco, John Sheaffer, Greg Mele, Paul Summers, Jim Bobinski, Greg Perosino and Richard Calkins. Also in attendance is City Planner Martin Connor.

Mr. Connor reviewed the press release today from the Torrington Historical Society about their new History Walk, with 21 stops downtown accessible via cell phone. The art fish behind the Staples building downtown is complete and beautiful.

3. Minutes for Approval:

a. 9/14/16

MOTION by Mr. Summers to approve the 9/14/16 minutes, seconded by Mr. Perosino, motion carried.

4. Old Business:

a. Enforcement Update

No new news to report from Commissioner Summers.

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- b. Site Plan 1207
Applicant: Garrett Homes LLC
Location: 1019 East Main Street
Proposal: demolish existing building, construct 7,225 sq. ft. Auto Parts retail building, associated parking, landscaping, lighting.

Matthew Bruton, PE of BL Companies in Meriden, CT appeared representing the applicant and gave a presentation and answered questions, as well as Gary Eucalitto of Garrett Homes LLC.

Mr. Connor read his memo to the Commission dated October 7, 2016.

MOTION by Mr. Mele APPROVE Site Plan 1207

Applicant: Garrett Homes LLC
Location: 1019 East Main Street
Proposal: Demolish existing building, construct 7,225 sq. ft. auto parts retail building, associated parking, landscaping, lighting

with the following conditions/recommendation:

1. A Grading Permit application shall be submitted for this project. A bond estimate for the implementation of the Erosion & Sedimentation Control Plan, prepared by the applicant's engineer, shall be submitted to the City Planner's office for approval. A bond in an amount approved by the City Planner's office in a form acceptable to the Corporation Counsel shall be submitted prior to the issuance of a Zoning Permit
2. Per Section 8.4.3, Architectural Elevation Plans, signed and sealed by a Professional Architect shall be submitted prior to issuance of a Zoning Permit.
3. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 9/14/16 prior to issuance of a Zoning Permit.
4. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli, contained in his letter to the City Planner dated 9/9/16.
5. All non-essential lighting, except signs, shall be required to be turned off after business hours, leaving only necessary lighting for site security – motion or infrared sensor lighting is encouraged.

Motion seconded by Mr. Perosino, unanimously carried.

5. New Business:

- a. Site Plan 1208
Applicant: J. Brett Simmons, Superintendent, Torrington Parks and Recreation
Location: 33 Coe Place (Fuessenich Park)
Proposal: Entry Plaza and Parking Lot Improvements

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J. Brett Simmons, Superintendent of City of Torrington Parks and Recreation introduced representatives (names inaudible) Landscape Architect of Milone and MacBroom. Presentation given, questions posed by Commission members and answered by the applicant and representatives.

Mr. Connor read his memo to the Commission dated October 11, 2016.

MOTION by Mr. Mele to APPROVE Site Plan 1208

Applicant: J. Brett Simmons, Superintendent, Torrington Parks and Recreation

Location: 33 Coe Place (Fuessenich Park)

Proposal: Entry Plaza and Parking Lot Improvements

with the following conditions:

1. The landscaping plan shall be revised for the work in phase 2 to show Landscaped islands, or clusters, as required by Section 5.11.4 of the Zoning Regulations. These landscaped areas shall, wherever possible, act as additional water quality measures. Water quality measures in the front (westerly) landscaped areas shall be shown on the plans.
2. The revised plans showing the landscaping and water quality treatment measures for the parking lot improvements in phase 2 shall be submitted to the City Planner for review and approval.

Motion seconded by Mr. Perosino, unanimously carried.

b. Modification to Special Exception 08-205

Applicant: Robert Bombardieri

Location: 505 University Drive

Proposal: Modify existing Bed and Breakfast approval to add two additional rooms (for a total of four rooms) and the use of the barn as an accessory use to the B&B use.

Mr. Robert Bombardieri appeared before the Commission and explained his proposal. Discussion followed on the use of the barn as accessory use. Mr. Bombardieri answered questions from the Commission.

Mr. Connor read his memo to the Commission dated October 7, 2016.

MOTION by Mr. Mele to APPROVE

Modification to Special Exception 08-205

Applicant: Robert Bombardieri

Location: 505 University Drive

Proposal: Modify existing Bed and Breakfast approval to add two additional rooms (for a total of four bedrooms) and the use of the barn as an accessory use to the B&B use.

MOTION seconded by Mr. Perosino, unanimously carried.

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- c. Site Plan 1209
Applicant: William and Gloria Hall
Location: 852 East Main Street
Proposal: Change of use to office, and expansion of parking area
(former residential)

William Hall and Gloria Hall appeared and explained their proposal to relocate their Soundworks and Security office to 852 East Main Street.

Discussion followed, with explanation of the parking area to be installed.

Mr. Connor read his memo dated October 6, 2016 to the Commission.

MOTION by Mr. Mele to APPROVE Site Plan 1209
Applicant: William and Gloria Hall
Location: 852 East Main Street
Proposal: Change of use to office, and expansion of parking area
(former residential use)
with the following conditions/recommendation:

1. The applicant shall submit to the City Planner's office for approval a landscaping plan for the proposed plantings in the rain garden.
2. All outside lighting shall be full cut-off light type fixtures.
3. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 10/7/16 prior to issuance of a Zoning Permit.
4. It is recommended the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner.

MOTION seconded by Mr. Perosino, unanimously carried.

6. Adjournment:

MOTION by Mr. Mele to adjourn at 7:57 p.m., seconded by Mr. Perosino, unanimously carried.

Land Use Office
City of Torrington