

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
August 10, 2016**

Present: Richard Calkins, Chairman  
Paul Summers, Member  
Jim Bobinski, Member  
Jon Sheaffer, Jr., Member  
Melanie McMillan

Also Present: Martin Connor, AICP, City Planner

Not Present: Greg Mele, Vice Chair  
Greg Perosino, Member  
Donna Greco, Alternate

**1. Call to Order:**

At 7:05 p.m., Chairman Calkins opened the meeting 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 this evening will be Commissioners Jon Sheaffer, Jr., Jim Bobinski, Melanie McMillan, Paul Summers and Richard Calkins. Also in attendance is City Planner Martin Connor.

**3. Minutes for Approval:**

a. 7/13/16

Motion by Mr. Summers to approve the 7/13/16, seconded by Mr. Bobinski, motion carried.

**4. Old Business:**

a. Enforcement Update

Mr. Calkins noted that Corporation Counsel has been aggressively going after these enforcement situations, and he likes this idea. Report briefly reviewed.

b. Site Plan 1197

Applicant: One Development and Construction  
Location: 539 Technology Park Drive  
Proposal: MCF Pad, Crane, and Control Building

Gary Dayharsh, President of One Development and Construction of Essex, Connecticut appeared before the Commission. His firm does the fuel cell installations for Fuel Cell Energy, and this facility is where they are going to condition the fuel cells (getting them ready to produce power) before they go to the customer. Currently they are being conditioned in Danbury.

Mr. Dayharsh referred to the site map and provided explanations to the Commission. This is a paved area now, no change to impervious surface.

Mr. Connor read his memo dated 7/25/16 to the Commission.

MOTION by Mr. Sheaffer to APPROVE APPROVE Site Plan 1197

Applicant: One Development and Construction

Location: 539 Technology Park Drive

Proposal: MCF Pad, Crane, and Control Building

with the following conditions:

1. A lighting plan in conformance with Section 5.17 of the Zoning Regulations shall be submitted and approved by the City Planner's Office prior to issuance of a zoning permit.
2. The applicant shall address Ray Drew, Administrator, WPCA, comments contained in a memo to the City Planner dated 7/24/16 prior to issuance of a zoning permit.
3. It is recommended that the applicant follow the advice of Fire Chief Brunoli contained in his letter to the City Planner dated 7/12/16.

MOTION seconded by Mr. Summers, unanimously carried.

## 5. **New Business:**

### a. Proposed Zone Change

Applicant: Bicron Holdings LLC

Location: 427 Goshen Road

Proposal: Change Zone to Industrial, I (currently Local Business Zone)  
Set Public Hearing Date

MOTION by Mr. Summers to set a public hearing date of September 14, 2016, seconded by Mr. Sheaffer, unanimously carried.

### b. Site Plan 1199

Applicant: Brian J. Foley

Location: 215 Forest Street

Proposal: 1,347 sq. ft. one story addition to existing nursing home

Mr. Jamick Szefer appeared representing applicant Brian J. Foley. Mr. Szefer gave a presentation of the proposal to the Commission. This is a room for additional services for the residents, with a handicapped accessible bathroom, physical therapy, and there will be no increase in the number of residents living at the facility. Details of the addition were given.

Mr. Connor read his memo dated 8/9/16 to the Commission.

MOTION by Mr. Sheaffer to APPROVE Site Plan 1199

Applicant: Brian J. Foley

Location: 215 Forest Street

Proposal: 1,347 sq. ft. one story addition to existing nursing home  
with the following conditions/recommendation:

1. Per Section 8.4.3 N of the Zoning Regulations, a Zoning Informational Table shall be added to the final approved Grading and Erosion & Sedimentation Control Plan to be filed on the Land Records.
2. Per Section 8.4.3 P of the Zoning Regulations, an Approval Block shall be added to the final approved Grading and Erosion & Sedimentation Control Plan to be filed on the Land Records.
3. The applicant shall submit an updated Sewer Discharge Permit in accordance with Ray Drew, Administrator, WPCA, memo to the City Planner Dated 8/4/16.
4. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli provided to the City Planner dated 8/9/16 as follows; the building must comply with all required building and electrical codes, and will be inspected by the Fire Marshal for compliance with the Life Safety Code annually thereafter. During construction, any temporary electrical service shutoffs to the renovation area must be clearly visible (especially at night) and readily accessible to responding fire fighters. Any and all hazardous materials used or left at this location overnight must be properly stored and labeled. No required life safety code amenities (sprinklers alarms, exits, etc.) may be compromised during construction if the building is to remain occupied.

MOTION seconded by Mr. Summers, unanimously carried.

**6. Public Hearing Scheduled for 7:30 p.m., Wednesday, August 10, 2016, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT**

a. Special Exception 16-309 and Site Plan 1198

Applicant: O& G Industries, c/o Kenneth J. Faroni

Location: 3345 Winsted Road between Burr Mountain and Highland Lake Roads

Proposal: Earth excavation, rock quarry, two year renewal

At 7:46 p.m. Chairman Richard Calkins opened the public hearing and stated the following Commissioners will serve on the public hearing: Jon Sheaffer, Melanie McMillan, Jim Bobinski, Paul Summers and Richard Calkins. Also present is City Planner Martin Connor.

Mr. Sheaffer read the legal notice that was published in the Republican American. The applicant was not present now, Mr. Connor explained the applicant is on his way but he may be running late.

Mr. Connor explained this is the exact same application that was submitted two years ago, and with the slow economy very little work occurred during the two year permit period. Mr. Connor read his memo to the Commission dated 8/1/16.

There were no comments from the public.

Mr. Connor did not see a need to keep the public hearing open, and he has been in touch with Mr. Faroni. The application is complete and staff recommends same conditions of approval.

MOTION by Mr. Sheaffer to APPROVE Special Exception 16-309 and Site Plan 1198

Applicant: O & G Industries, c/o Kenneth J. Faroni

Location: 3345 Winsted Road between Burr Mountain and Highland Lake Roads

Proposal: Earth excavation, rock quarry, two year renewal  
with the following conditions:

1. The quarry shall not operate on Sundays or on any of the following holidays: New Year's; Good Friday; Memorial Day; July 4<sup>th</sup>; Labor Day, Thanksgiving and Christmas.
2. Except for routine maintenance, the quarry shall not operate on Saturdays.
3. All quarry operations, except routine maintenance, shall be limited to the hours of 7:00 a.m. to 5:30 p.m., Monday through Friday.
4. The crusher and the hammer shall operate between the hours of 7:00 a.m. and 5:30 p.m., Monday through Friday. Drilling shall occur only between the hours of 7:00 a.m. and 5:30 p.m., Monday through Friday.
5. No blasting shall occur on Saturdays, Sundays, or any of the following holidays: New Year's; Good Friday; Memorial Day; July 4<sup>th</sup>; Labor Day, Thanksgiving and Christmas.
6. Blasting shall occur between the hours of 9:30 a.m. and 4:30 p.m.  
O & G Industries, Inc. shall determine the schedule of Torrington and Winchester school buses that pass through the area. No blasting shall occur either a half hour before or a half hour after the time a school bus is scheduled to be in the area.
7. A blast warning shall occur before blasting.
8. O & G Industries, Inc. shall notify all adjoining property owners 72 hours prior to a blast. With the property owner's approval, this notification may be reduced to 24 hours.
9. Any property owner within one half mile of O & G Industries, Inc. property can also request that O & G Industries, Inc. notify them prior to a blast. O & G Industries, Inc. must honor this request. With the property owner's approval, this notification may be reduced to 24 hours
10. O & G Industries, Inc. shall designate an individual to receive, handle and log complaints from neighbors. The record of these complaints shall be presented to the Planning and Zoning Commission at, or prior to, the public hearing on the renewal of the special exception.
11. O & G Industries, Inc. shall maintain an earth or stone berm along the northerly periphery of the quarry nearing the existing foliage line. This berm is to provide acoustical shielding to the neighborhood and must be a minimum of 15 feet high. This berm must be reestablished prior to any additional material being removed from site.
12. O & G Industries, Inc. shall maintain an earth or stone berm on the existing/established quarry floor to provide an acoustical shield specifically for operation of the hammer.
13. The traffic signs along Winsted Road warning of trucks entering or leaving the site shall be maintained.
14. O & G shall maintain a "lock box" on the gate to the quarry. The lock box must meet the specifications of the Torrington Fire Department and the lock box shall be maintained.
15. O & G Industries, Inc. shall maintain a gate at the property's entrance on Winsted Road. This gate shall be locked when personnel from O & G are not on site.

16. Per Section 6.4.5 F of the Zoning Regulations, O & G Industries Inc., shall provide a bond in the amount of \$350,000.00, (\$10,000 per acre x 35 acres of disturbance) for restoring the current area of disturbance and the area to be disturbed during the two-year Period of Special Exception, 35 acres. The bond shall be in a form acceptable to the Corporation Counsel.

Provided a properly sized Site Plan, suitable for recording on the Land Records is submitted to the City Planner's Office, this Commission recommends a waiver of the five acre maximum area of excavation in accordance with Section 6.4.5 E of the Zoning Regulations and approval of the 2 year renewal of the earth excavation.

MOTION seconded by Mr. Summers, unanimously carried.

- c. Site Plan 1200  
Applicant: 600 Riverside Avenue Torrington LLC  
Location: 600 Riverside Avenue  
Proposal: 4,880 square foot tent building

MOTION by Mr. Summers to table this application, seconded by Mr. Bobinski, unanimously carried.

- d. Site Plan 1201  
Applicant: Aldi, Inc.  
Location: 320 East Elm Street  
Proposal: 2,839 square feet expansion of existing supermarket

MOTION by Mr. Summers to table this application, seconded by Mr. Sheaffer, unanimously carried.

**7. Public Hearing Scheduled for 7:30 p.m., Wednesday, September 14, 2016, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT**

- a. Proposed Amendments to Torrington Zoning Regulations  
Applicant: Torrington Planning and Zoning Commission  
Proposal: Section 2.2 Add new Definition "Farm Brewery"  
Section 3.1 Table of Uses, New Subsection 12.15 Farm Brewery  
New Section 5.2.4.1 Farm Brewery

Passed until September 14, 2016.

**8. Adjournment:**

MOTION at 8:06 p.m. by Mr. Summers to adjourn, seconded by Mr. Sheaffer, unanimously carried.

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Land Use Office  
City of Torrington