

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
March 31, 2010**

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

Also Present: Martin Connor, AICP; City Planner

Not Present: Greg Perosino, Member
Jim Bobinski, Alternate

1. **Call to Order:** Chairman Richard Calkins called the meeting to order at 7:00 p.m., Sullivan Senior Center, Shuffleboard Room, 88 East Albert Street, Torrington, CT

2. **Attendance/Announcement by Chairman:**

Chairman Calkins announced present and serving on the Commission this evening will be Greg Mele, Doris Murphy, Paul Summers, Christine Mele, Donna Greco, and Richard Calkins. Also present is City Planner Martin Connor.

3. **Minutes for Approval:**

a. 3/17/10

MOTION by Mr. Mele to approve the 3/17/10 minutes, seconded by Mr. Summers, motion carried with Ms. Mele abstaining from voting.

4. **Old Business:**

a. Subdivision
Applicant: Ensurv, LLC
Location: Torrington West Street, Assessor Map 244-4-44
Proposal: One lot subdivision (remaining land not a building lot)

Bill Colby, Colby Engineering and Consulting appeared representing the applicant. Mr. Colby provided some history on the property, the wetlands approved which has been obtained and gave a brief presentation on the subject proposal. (#44)

Mr. Connor reviewed his 3/30/10 memo to the Commission.

MOTION by Mr. Mele to APPROVE Subdivision

Applicant: Ensurv. LLC

Location: Torrington West Street, Assessor Map 244-4-44-2

Proposal: One lot subdivision (remaining land not a building lot)

with the following conditions:

1. The Conservation Easement Document shall be reviewed and approved by the Corporation Counsel and filed on the City's Land Records along with the recording mylar Subdivision Map. Proof of recording of the Conservation Easement shall be submitted to the City Planner's Office. The recording mylar Subdivision Map shall be annotated to indicate that the Conservation Easement is in favor of the City of Torrington.
2. The recording mylar Subdivision Map needs to be re-titled from "Resubdivision Map" to "Subdivision Map."

The following waivers are granted in connection with the approval:

1. Waiver from the providing a Subdivision Map for recording at a map scale of 1"=40' to the 1"=50' scale per Section 4.3.4 of the Subdivision Regulations. The map at its present scale adequately depicts existing lot 44-1 and proposed building lot 44-2.
2. Waiver from providing sidewalks per Subdivision Regulations Section 4.4.21 as there are no sidewalks to connect to.
3. Waiver from providing State Plane coordinates per Section 4.3.25 of the Subdivision Regulations.
4. Waiver from the need to show specimen trees within the area to be disturbed or affected by construction activities on lot 44-2 per Section 4.4.25 of the Subdivision Regulations.

Motion seconded by Donna Greco, unanimously carried.

5. New Business:

None

Under announcements, the Commission and Mr. Connor discussed proposed changes to the Zoning Regulations regarding the Table of Uses, Specific Terms Section 2.2, and elimination of Section 5.3.

At 7:17 p.m. the Commission took a brief recess before the public hearings.

6. Public Hearings Scheduled for March 31, 2010, 7:30 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT

- a. Zone Change
Applicant: Robert D. Scoville
Location: Fern Drive (Approximately 250 feet north of East Main Street)
Assessor Map 124-11-34
Proposal: Change zone to R6 (currently R10s)

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At 7:30 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Christine Mele, Greg Mele, Doris Murphy, Paul Summers, Donna Greco and Richard Calkins. Also in attendance is City Planner Martin Connor.

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

Attorney William Tracy of Bristol, CT appeared representing the applicant. Mr. Tracy verified the public hearing sign was properly posted and he has submitted the neighborhood notification receipts.

Mr. Tracy gave a presentation, referring to maps.

No comments from the public.

Mr. Connor reviewed his memo to the Commission dated 3/12/10. (#850) Mr. Connor read Economic Development Coordinator Rose Ponte's memo to the City Planner dated 3/11/10 recommending approval.

At 7:46 p.m. Chairman Calkins closed the public hearing.

MOTION by Mr. Mele to APPROVE Zone Change

Applicant: Robert D. Scoville
Location: Fern Drive (Approximately 250 feet north of East Main Street)
Assessor Map 124-11-34
Proposal: Change zone to R6 (currently R10s)

The Commission finds the proposal to be consistent with the City's Master Plan of Conservation and Development. The proposal does not constitute spot zoning. The effective date of the Zone Change shall be the day after publication of the legal notice of decision in the local newspaper. Motion seconded by Ms. Murphy, unanimously carried.

b. Zone Change

Applicant: Peter M. Ledda
Location: 3580 Winsted Road
Proposal: Change zone to Local Business (currently Industrial)

At 7:50 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Christine Mele, Greg Mele, Doris Murphy, Paul Summers, Donna Greco and Richard Calkins. Also in attendance is City Planner Martin Connor.

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

Jason Dismukes, civil engineer of 14 Wellsford Drive, Goshen, CT appeared before the Commission. Mr. Dismukes verified he has submitted the neighborhood notification receipts and that the public hearing sign was properly posted.

Mr. Dismukes gave a presentation of the subject proposal (#1220). The applicant Peter Ledda is in the process of cleaning up the property and would like to eventually construct a fueling facility and deli, which is not allowed in the Industrial Zone.

Mr. Connor read Rose Ponte's memo dated 3/25/10.

The Commission discussed the zone boundary lines.

William Teslone of Winsted appeared questioning what the 500 foot buffer was. Mr. Connor explained that is 500 foot buffer is to allow the Commission to review the map and determine the character of the neighborhood.

No further comments from the public.

Mr. Connor reviewed his memo to the Commission dated 3/24/10. (#1700) Mr. Connor suggested the zone line could come to the middle of Winsted Road. Mr. Calkins believed that is a good idea.

At 8:10 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Zone Change

Applicant: Peter M. Ledda

Location: 3580 Winsted Road

Proposal: Change zone to Local Business (currently Industrial)

The Commission finds the proposal to be consistent with the City's Master Plan of Conservation and Development. The proposal does not constitute spot zoning. The effective date of the Zone Change shall be the day after publication of the legal notice of decision in the local newspaper. The Zone Change will have the center line of the road to be the new zone limit line. Motion seconded by Mr. Perosino, unanimously carried.

7. **Public Hearings Scheduled for April 28, 2010, 7:30 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT**

- a. Special Exception 10-242 and Site Plan 971
Applicant: LARC/Gene Barbero
Location: 450 South Main Street
Proposal: Construct 5150 sq. ft. adult daycare center

Passed until 4/28/10.

8. **Adjournment:**

MOTION by Mr. Summers to adjourn, seconded by Mr. Mele, unanimously carried at 8:15 p.m.

Lona Kirk, Land Use Office
Planning and Zoning Commission