

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
March 26, 2014**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chair
Jim Bobinski, Alternate
Christine Mele, Alternate
Donna Greco Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Paul Summers, Member
Greg Perosino, Member
Doris Murphy, Member and IWC Liaison

1. Call to Order:

Chairman Richard Calkins called the meeting to order at 7:01 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 Commissioners Greg Mele, Jim Bobinski, Christine Mele, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

3. Minutes for Approval:

a. 2/26/14

MOTION by Mr. Mele to approve the 2/26/14 minutes, seconded by Ms. Greco, unanimously carried.

4. Old Business:

a. Enforcement Update

Mr. Connor and Mr. Calkins updated the Commission on the resolved matter of illegal auto repair at 30 Grant Street. Mr. Connor noted a meeting was held with Corporation Counsel Ray Ragat and new Zoning Enforcement Officer Rista Malanca to review long standing zoning

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violations. The goal is that by the next meeting, a few matters will be brought to this Commission for recommendation for legal action, and Mr. Rigat will handle the matter. A list of the three most egregious violations will be submitted for the Commission's review.

5. New Business:

- a. Site Plan 1115 Torrington High School Athletic fields
Applicant: Gale Associates for Torrington High School
Location: 50 Major Besse Drive
Proposal: Reconstruction of existing running track, replacing existing bleachers, pressbox, lighting, fencing, walkways and athletic amenities

Ed Arum, Chairman of the Turf Committee and Eric Roise, Landscape Architect and Project Manager with Gale Associates appeared before the Commission and gave a presentation on existing conditions of the site and what is proposed referring to aerial maps. A big improvement will be the gate to the facility, people coming into the site do not know where to go. Radius will be included for bus drop off, and ornamental gateway to direct visitors to this area. Mr. Roise reviewed the lighting changes, and a new bleacher will be installed for approximate 720 seats, and another visitor bleacher for 260 seats. Mr. Roise pointed to areas of additional fencing, to allow gates to be closed and the ability to charge for admission. An access road will be installed, as well as redoing an existing driveway. Handicap accessibility will be improved. Artificial turf will be installed, which takes some of the pressure off the natural turf with excessive use. There will be a pressbox as well. Various locations for specific track and field events were pointed to on the map by Mr. Roise. Football and soccer are also played at this site.

Mr. Mele inquired what would happen with the older fields, and Mr. Roise responded they will remain as they are, and pointed to construction limit lines on the map. Construction will begin approximately May 7 and completion is scheduled for September 5.

Mr. Connor reviewed his memo his memo to the Commission dated 3/14/14.

MOTION by Mr. Mele to APPROVE Site Plan 1115 Torrington High School Athletic Fields

Applicant: Gale Associates for Torrington High School
Location: 50 Major Besse Drive
Proposal: Reconstruction of existing running track, replacing existing bleachers, pressbox, lighting, fencing, walkways and athletic amenities with the following conditions and recommendation:

1. The applicant shall address the comments from Assistant City Engineer Matt Walsh contained in a memo to the City Planner dated 3/13/14.
2. The applicant shall complete a Sewer Discharge Permit in accordance with the memo from Ray Drew, Administrator, WPCA, dated 3/5/14.
3. It is recommended the applicant follow the advice of Fire Chief Gary Brunoli contained in a memo to the City Planner dated 2/27/14.

MOTION seconded by Ms. Greco, unanimously carried.

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- b. Zone Change
 - Applicant: Darrin J. Newbury
 - Location: 1 Newbury Place (Assessor Maps 101-6-6 and 101-5-1)
 - Proposal: Change Zone to R6 (currently R10)
(set public hearing date)

MOTION by Mr. Mele to set a public hearing date of April 23, 2014, seconded by Ms. Greco, unanimously carried.

- c. Special Exception 14-285
 - Applicant: Kelli L. Aurigemma
 - Location: 26 Lorenzo Street (Assessor Map 119-025-016)
and Alice Street (Assessor Map 119-25-14)
 - Proposal: Group Daycare (Sections 4.10, 3.1, 2.40)
(Set public hearing date)

MOTION by Mr. Mele to set a public hearing date of April 23, 2014, seconded by Ms. Mele, unanimously carried.

- d. Site Plan 1116
 - Applicant: Brian and Adabola Mooney
 - Location: 241 Kennedy Drive
 - Proposal: Change of Use to Dental Office (former boy scout facility)

MOTION by Mr. Mele to table this agenda item, seconded by Ms. Greco, unanimously carried.

- e. Special Exception 14-286 and Site Plan 1118
 - Applicant: City of Torrington
 - Location: 100 Franklin Drive
 - Proposal: City of Torrington Use - Parking and green space
(set public hearing date)

MOTION by Mr. Mele to set a public hearing date of April 23, 2014, seconded by Ms. Mele, unanimously carried.

6. Public Hearings Scheduled for March 26, 2014 at 7:30 p.m., City Hall Council Chambers, 140 Main Street, Torrington, CT

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- a. Location Approval
Applicant: Liberty Recycling North LLC
Location: 1165 South Main Street
Proposal: Location Approval, Automotive Junkyard

At 7:30 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Greg Mele, Jim Bobinski, Christine Mele, Donna Greco and Richard Calkins. Also present is City Planner Martin Connor.

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

Mr. Paul Conrad, 12 Great Hill Road, Darien, CT appeared before the Commission representing the applicant, he verified the public hearing sign was properly posted and submitted his verification of mailings to abutting land owners.

Chairman Calkins verified this public hearing is for the purpose of a name change, and change of ownership, and the for the State's purposes the public hearing needs to be held.

Mr. Connor read his memo to the Commission dated 3/20/14.

There were no comments from the public.

At 7:36 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Location Approval
Applicant: Liberty Recycling North LLC
Location: 1165 South Main Street
Proposal: Location Approval, Automotive Junkyard
Motion seconded by Ms. Greco, unanimously carried.

- b. Special Exception 14-284
Applicant: Xiu Mei Chen
Location: 835 New Harwinton Road, Unit 5
Proposal: Convert section of building (unit 5) to residential apartment

At 7:40 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Jim Bobinski, Greg Mele, Christine Mele, 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.

Ms. Xiu Mei Chen and her daughter Jolina Ali appeared before the Commission. It was determined that the applicant did not mail the neighborhood notifications in the proper manner.

The applicant will prepare the proper mailings and change the date on the public hearing sign to April 9, 2014.

At 7:45 p.m., MOTION by Mr. Mele to continue the public hearing to April 9, 2014, seconded by Ms. Greco, unanimously carried.

7. **Public Hearings Scheduled for April 9, 2014 at 7:30 p.m., City Hall Council Chambers, 140 Main Street, Torrington, CT**

- a. Proposed Zone Change
Applicant: City of Torrington Planning and Zoning Commission
Location: 59 Field Street, Torrington Business Park
Proposal: Proposed Zone Downtown District
(currently Industrial)

Amendment to Torrington Zoning Regulations, Section 5.15.5A
and 8.4.1A, Site Plan approval for signs over 32 sq. ft. in size
Applicant: Torrington Planning and Zoning Commission

Public hearings passed until 4/9/14.

8. **Adjournment:**

At 7:46 p.m, motion by Mr. Mele to adjourn, seconded by Ms. Greco, unanimously carried.

Land Use Office
City of Torrington