

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
February 8, 2012**

Present: Richard Calkins, Chairman  
Greg Mele, Vice Chairman  
Paul Summers, Member (arrived 7:07 p.m.)  
Donna Greco, Alternate  
Christine Mele, Alternate  
Jim Bobinski, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Doris Murphy, Member and Inland Wetlands Liaison  
Greg Perosino, Member

1. **Call to Order:** Chairman Richard Calkins called the meeting to order 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 Commissioners Greg Mele, Donna Greco, Christine Mele, Jim Bobinski and Richard Calkins. Also present is City Planner Martin Connor.

Mr. Calkins announced the information regarding the annual meeting of the Connecticut Federation of Planning and Zoning Agencies on March 15, 2012. If any Commissioners wish to attend, please contact Martin Connor.

3. **Minutes for Approval:**

- a. January 11, 2012

MOTION by Mr. Mele to approve the 1/11/12 minutes, seconded by Ms. Greco, motion carried with Mr. Bobinski abstaining from voting.

4. **Old Business:**

- a. Enforcement Update

Mr. Paul Summers was not present, and City Corporation Counsel Ernestine Weaver was present and explained complaints have been filed on three matters: Alan Rosa, Red Oak Hill Road; 182 Goshen Road, Gregory and Darlene Mantz, Ace Marine; and 521/523 Harwinton Avenue, Enoch Little. All of the defendants are pro se, which makes the matter go a bit more slowly. At this point, Ms. Weaver is awaiting answers from complaints, various procedural matters have arisen, such as people failing to appear, then a default is filed. Ms. Weaver is still proceeding with all three litigations at this point. Complaints should be filed by February 12, 2012, which is the deadline. Further action will follow at that time. (Paul Summers arrived at this time, 7:07 p.m.)

Mr. Connor referred to a memo from Ms. Barbieri (ZEO) regarding 287 Old Winsted Road, as there has been no cooperation since October 15, 2008. This is a site plan violation.

MOTION by Mr. Summers to request legal action against 287 Old Winsted Road, referring to City Council to approve for legal action, seconded by Mr. Mele, unanimously carried. Mr. Calkins abstained from voting on this matter, as he was the engineer who prepared a site plan on this project.

- b. Site Plan 1026  
Applicant: Ursula Seiser  
Location: 150 North Elm Street  
Proposal: Contractor's storage and office use, expand parking

Mr. Calkins referred to a letter from Ms. Seiser requesting an extension.

MOTION by Mr. Summers to table this matter until the 3/14/12 meeting, seconded by Mr. Mele, unanimously carried.

**5. New Business:**

- a. Section 8-24  
Disposition of Vacant City Lot, 494 Main Street

MOTION by Mr. Summers to go into Executive Session regarding this agenda item, attendees of the Executive Session are: Richard Calkins, Paul Summers, Greg Mele, Christine Mele, Donna Greco, Jim Bobinski, City Planner Martin Connor and Corporation Counsel Ernestine Weaver, motion seconded by Mr. Mele, unanimously carried.

MOTION by Mr. Summers to come out of Executive Session, seconded by Mr. Mele, unanimously carried.

MOTION by Mr. Mele to make a favorable recommendation on Section 8-24, Disposition of Vacant City Lot, 494 Main Street, per Corporation Counsel's memo dated January 31, 2012 to the City Planner, seconded by Mr. Summers, motion carried with Mr. Calkins opposing. (7:30 p.m.)

- b. Site Plan 1032  
Applicant: Giordano Signs and Graphics  
Location: 2119 East Main Street  
Proposal: Signs for physician office, two wall signs, 36" x 14'  
New front (street) signage, not to exceed 125 square feet.

Gary Giordano, 960 Migeon Avenue, Torrington, appeared before the Commission and explained his proposal for Dr. Patel's signage.

Mr. Connor read his memo to the Commission dated 2/6/12.

MOTION by Mr. Mele to approve Site Plan 1032  
Applicant: Giordano Signs and Graphics  
Location: 2119 East Main Street  
Proposal: Signs for physician office, two wall signs, 36" x 14'  
New front (street) signage, not to exceed 125 square feet

Motion seconded by Mr. Summers, unanimously carried.

**6. Public Hearings scheduled for 7:30 p.m., February 8, 2012, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:**

- a. Special Exception 11-268  
Applicant: Brian Butler  
Location: 478 Norfolk Road  
Proposal: Addition within front yard setback  
(Public hearing continued from January 11, 2012)

At 7:39 p.m., Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Paul Summers, Jim Bobinski, Donna Greco, Christine Mele, Greg Mele and Richard Calkins. Also in attendance is City Planner Martin Connor. This public hearing is continued from January 11, 2012.

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

Applicant Brian Butler was present, Mr. Connor noted approval has been received from the Inland Wetlands Commission on 2/17/12.

There were no comments from the public. Mr. Connor stated the application is now complete with the Inland Wetlands Commission report.

At 7:42 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Special Exception 11-268

Applicant: Brian Butler  
Location: 478 Norfolk Road  
Proposal: Addition within front yard setback

MOTION seconded by Ms. Greco, motion carried with Commissioners Bobinski and Summers abstaining from voting.

- b. Applicant: Gregory L. Mele  
Proposal: Proposed Amendment to Torrington Zoning Regulations to allow Bed and Breakfast facilities in the R-10s zone as a Special Exception, Section 3.0 Uses, Subsection 3.1, Tables of Uses, Section 4.95

Commissioner Greg Mele recused himself from this application and left the meeting room.

At 7:44 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Paul Summers, Jim Bobinski, Donna Greco, Christine Mele and Richard Calkins. Also in attendance is City Planner Martin Connor.

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

Attorney Peter Herbst, 365 Prospect Street, Torrington, appeared representing the applicant. Attorney Herbst presented a detailed proposal to the Commission. Discussion followed amongst Commission members and Mr. Herbst. A major benefit of this proposal is to preserve the large historic homes in this zone, many along Route 4.

No comments from the public.

Mr. Connor read his memo dated 1/31/12 to the Commission.

At 8:07 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Ms. Mele to APPROVE Proposal: Proposed Amendment to Torrington Zoning Regulations to allow Bed and Breakfast facilities in the R-10s zone as a Special Exception, Section 3.0 Uses, Subsection 3.1, Tables of Uses, Section 4.95  
Applicant: Gregory L. Mele

The Commission finds the proposal to be consistent with the City's Plan of Conservation and Development. The effective date of the amendment shall be the day after publication of the legal notice of decision in the Republican American.

Motion seconded by Mr. Summers, unanimously carried.

- c. Special Exception 11-269  
Applicant: Gregory L. Mele  
Location: 410 New Harwinton Road  
Proposal: Accessory apartment in different building, R10s zone

At 8:09 p.m. Chairman Calkins opened the public hearing and stated serving on the Commission this evening will be Paul Summers, Jim Bobinski, Donna Greco, Christine Mele, and Richard Calkins. Also in attendance is City Planner Martin Connor. Commissioner Gregory Mele has recused himself from this matter.

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

Attorney Peter Herbst of 365 Prospect Street appeared before the Commission representing the application. Mr. Herbst turned in his certified mailing receipts to neighboring property owner. Mr. Herbst presented photos and stated the public hearing sign was properly posted on the subject site. A letter from the applicant verifying the public hearing sign was submitted.

Mr. Herbst gave a presentation of this proposal for an accessory apartment to be located in an existing detached building on the subject site.

Mr. Connor read his memo dated 1/31/12 to the Commission.

There were no comments from the public.

At 8:21 p.m. Chairman Calkins declared the public hearing closed.

MOTION by Ms. Mele to APPROVE Special Exception 11-269  
Applicant: Gregory L. Mele  
Location: 410 New Harwinton Road  
Proposal: Accessory apartment in different building, R10s zone  
with the following conditions:

1. The applicant file for a Sewer Discharge Permit, submit the capacity reserve fee and submit details to the W.P.C.A., per Ray Drew's e-mail memo to the City Planner dated 1/4/12.
2. It is recommended the applicant follow the advice of Fire Chief John B. Field, Jr., contained in his letter to the City Planner dated 1/9/12.

Motion seconded by Mr. Summers, unanimously carried.

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Commissioner Greg Mele returned to the meeting room at this time.

- d. Proposed Zone Change  
Applicant: Frank Cirillo  
Location: 361 South Main Street (Assessor Map 115 Block 13 Lot 8)  
Proposal: Change zone to Local Business, currently R6 zone

Chairman Calkins opened the public hearing at 8:22 p.m. and stated serving on the Commission this evening will be Paul Summers, Jim Bobinski, Donna Greco, Christine Mele, Greg Mele and Richard Calkins. Also in attendance is City Planner Martin Connor.

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

Frank Cirillo, 116 Newgate Road, Oxford, CT appeared before the Commission. Mr. Cirillo verified the public hearing sign was properly posted, and he turned in his receipts for neighborhood notification.

Mr. Cirillo explained his proposal and plans for his property. Mr. Connor noted at one time, approximately 1989, this parcel was zoned General Business, and then was zoned R-6. This proposed zone change to Local Business, will allow the applicant to renovate for interested tenants. This has clearly been a commercial building since it was built around 1900, and during zone changes, it was clearly not going to become a residential only use. The current tavern use is non-conforming, as well as a barber shop use.

Paula Lisifrom, 473 Evergreen Road, Torrington; she owns and manages the South School apartments across the street. She is concerned about people lingering in the front smoking, and hoping an area could be created in the back could be reserved for a smoking area. Other than that, the owner has done a great job improving the property and hopes this proposal is approved.

Laura Sealey of 34 Linden Street, Torrington, appeared and stated major progress has been done with this building. It used to be the "spaghetti" house as well as other businesses. It has never been a problem. The upgrades will encourage people to come downtown. She was in favor of the proposal.

No further comments from the public.

Mr. Connor read his memo to the Commission dated 2/1/12.

Mr. Calkins read a letter from a neighbor, Mr. Neijame, stating he had no objections to the proposed zone change.

Mr. Calkins declared the public hearing closed at 8:39 p.m.

MOTION by Mr. Mele to APPROVE Proposed Zone Change

Applicant: Frank Cirillo

Location: 361 South Main Street

(Assessor Map 115 Block 13 Lot 8)

Proposal : Change zone to Local Business, currently R6 zone

The Commission finds the proposal to be consistent with the City's Plan of Conservation and Development. 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 Mr. Summers, unanimously carried.

7. **Adjournment:**

At 8:40 p.m. motion by Mr. Summers to adjourn, seconded by Mr. Mele, unanimously carried.