

CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
AMENDED AGENDA
May 27 2020

In response to the Governor's Executive Orders regarding COVID-19, this meeting will be held remotely using the ZOOM online meeting platform. Members of the public wishing to listen to the meeting in real time can do so by calling:

1-646-558-8656

Meeting ID: 795-950-7035

Password: 907148

Public comments may be submitted in writing to the Land Use Office before 4:00 p.m. on Tuesday, May 26, 2020. Written comments should be sent electronically to Martin_Connor@torringtonct.org or by mail to Land Use Office, City Hall, 140 Main Street, Torrington, CT 06790

1. **Call to Order:**

7:00 p.m., Remote meeting via ZOOM online, see above for instructions. (not to be held at City Hall building)

2. **Attendance/Announcement:**

3. **Public hearings scheduled for 7:00 p.m., Wednesday, June 10, 2020, remote meeting (not to be held at City Hall):**

a. Special Exception 20-04

Applicant: Mmak LLC, Richard Weigold

Location: 21 Prospect Street, Suite B

Proposal: Change of use to residential use in the Downtown District (former office use)

b. Zone Change

Applicant: James R. Strub, Secor, Cassidy & McPartland PC, attorney for property owners

Locations: 1143 New Litchfield Street (Assessor Map 101/001/005) and 1185 New Litchfield Street (Assessor Map 101/001/006)

Proposal: Change Zone to Local Business, LB (both parcels currently zoned R6)

The following public hearing for Special Exception 19-03 and Site Plan 1324 will NOT be heard on May 27, 2020. The public hearing has been continued to June 24, 2020 at 7:30 p.m.

Special Exception 19-03 and Site Plan 1324

Applicant: TDF Enterprises LLC; Daniel J. Ferraina, Manager

Location: Notting Hill Gate and Wimbledon Gate North
Assessor Map 219 Block 001 Lots 85 and 48

Proposal: Construct four (4) buildings, 120 units total, fifty-five and over residential community

Section 6.8 – Multi-family Residences

Section 6.12 – Active Adult Housing

(public hearing continued from 2-19-20)

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4. **Minutes for Approval:**

a. 5/13/20

5. **Old Business:**

n/a

6. **New Business:**

- a. Torrington Solar One Informational Meeting,
presentation by Bryan Fitzgerald of Verogy
Location: 236 East Pearl Road
(The State of Connecticut Siting Council has jurisdiction over approval of this
project)

7. **Adjournment:**



Land Use Office

Please see following pages for documents related to this meeting.



Bryan Fitzgerald
bfitzgerald@verogy.com
(203) 257-3375
150 Trumbull St., Fl 4
Hartford, CT 06103
www.verogy.com

May 21, 2020

City of Torrington
Planning and Zoning Commission
140 Main Street
Torrington, CT 06790
Attn: Martin Connor, AICP, City Planner

Re: Torrington Solar One, Planning and Zoning Commission Informational Meeting

Dear Mr. Connor,

Torrington Solar One is a proposed 1.98 Megawatt (MW) solar photovoltaic energy system to be located at 236 East Pearl Road in Torrington, Connecticut. The public information session with the City of Torrington Planning and Zoning Commission is in advance of our application to the Connecticut Siting Council, which has exclusive jurisdiction over the approval of this project. Once operational the project will produce 3,560 Megawatt-Hours (MWh) of renewable energy annually, which is the equivalent of offsetting 2,517 Metric Tons of CO2 Emissions, or powering over 426 homes each year. Torrington Solar One will seek approval from the Connecticut Siting Council and will apply for a stormwater general permit with the Connecticut Department of Energy and Environmental Protection (DEEP).

Should you have any questions in advance of the scheduled session with the Planning and Zoning Commission, please don't hesitate to reach out to me.

Sincerely,

Bryan Fitzgerald
Director of Development
[Verogy](http://www.verogy.com) | 150 Trumbull Street, 4th Floor
Hartford, CT 06103
(203) 257-3375

VEROOGY

Torrington Solar One, LLC

236 East Pearl Road, Torrington, CT
41.829115. -73.074919

Planning and Zoning Commission Meeting

May 27th, 2020

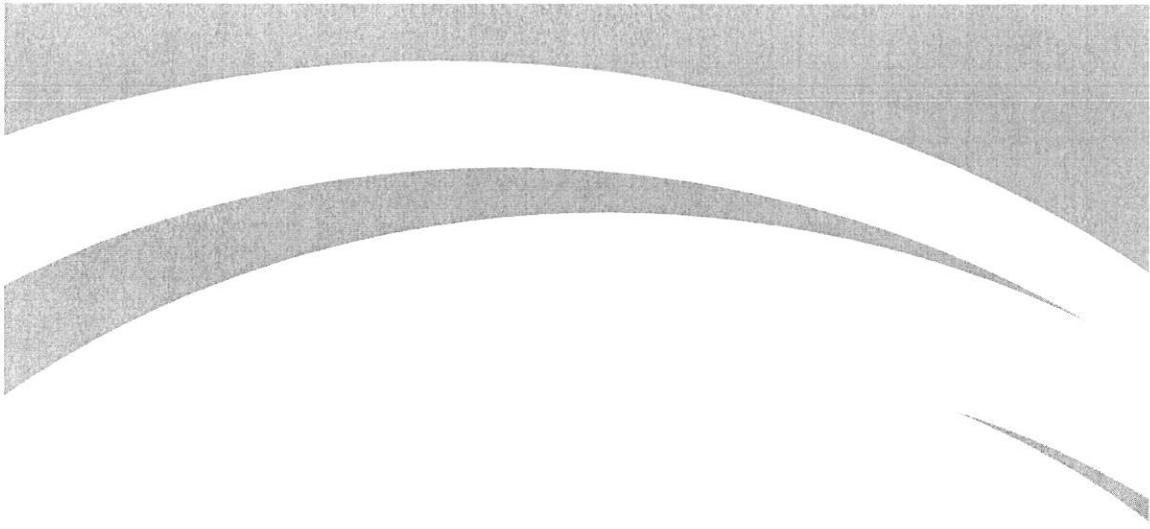


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VEROGY

A vertically-integrated solar developer, delivers comprehensive solutions for commercial and utility-scale solar energy projects throughout the United States.

COMPANY PROFILE

Established: 2017
Staff: 6 co-founders, 15 team members
Industry Experience: 50+ years combined

Please visit verogy.com/torrington-solar-one for more information or to submit questions and / or concerns

OUR COMPANY

Verogy is a Hartford based company investing in Connecticut's clean economy, with dozens of projects and greater than 100 MWs of capacity under development.

We work with municipalities, small and large businesses as well as landowners throughout

Connecticut to produce sustainable, comprehensive solar solutions.

TORRINGTON SOLAR ONE

PROJECT PROFILE

- 236 East Pearl Road, Torrington, CT
 - 41.829115, -73.074919
- Project Capacity
 - 1.9 MWac / 2.7 MWdc
 - 7,150 Solar Modules (Solar Panels)
 - Driven post, fixed tilt racking, string level inverters
 - Electricity production is remotely monitored, and the system can be de-energized remotely
- Total parcel acreage: 66.45 acres
 - Project acreage inside the fence: 9.0 acres
 - Project acreage outside the fence: 2.55 acres
 - Total acreage: 11.55 acres
- Site Selection
 - Gradual slopes 2% - 4% slopes – designed to CT DEEP Standards
 - No clearing of forest habitat
 - Close proximity to electrical infrastructure required for interconnecting the facility to the Eversource distribution network

PUBLIC NEED

- Torrington Solar One supports Connecticut's energy policies as set forth in CGS § 16a-35k,
 - Including the goal to "develop and utilize renewable energy resources, such as solar and wind energy, to the maximum practicable extent."
 - The Project will provide clean, renewable, solar-powered electricity and assist the State in meeting its legislatively mandated obligations under the Renewable Portfolio Standard: 40% Class I by 2030
- 100% Renewable Energy Generation with zero emissions
 - ~3,560 Megawatt Hours of Class I renewable Energy per year without any air emissions, including greenhouse gas emissions
 - Equivalent offset of 2,517 Metric Tons of CO2 Emissions annually
 - Equivalent to powering 426 average homes annually
 - The Project will generate most of its power at peak times, when the demand for electricity is greatest

TORRINGTON SOLAR ONE

SITE PLAN

Site Plan (files will be pulled up via screen share)

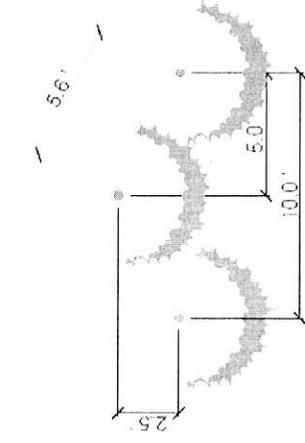
Visual Rendering (files will be pulled up via screen share)

Modifications to the project design as a result of public meetings held with neighbors and community members:

- Moving the array farther from the parcel boundary on East Pearl Road
- Increasing the installation of landscape/vegetative visual screening
- New options for the access road including its location and extending vegetative screening

LANDSCAPING PROTOCOL

This protocol will be followed along the northern fence line where landscaping is necessary to improve the aesthetics and site lines of neighbors



8

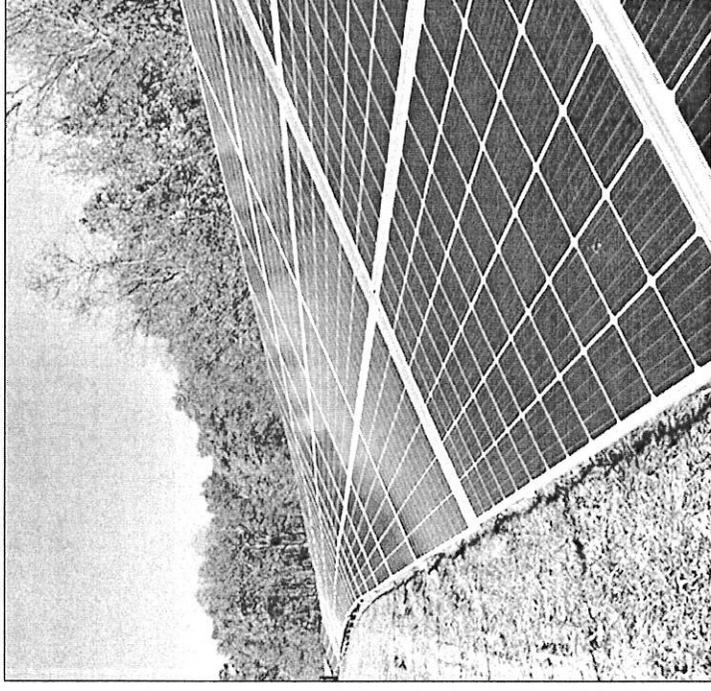
SCREENING TREE SPACING (TYP.)

Scale: NTS

TORRINGTON SOLAR ONE

GROUND MOUNT SOLAR PROJECT CHARACTERISTICS

- Traffic
 - Solar projects do not create an increase in traffic to the areas they inhabit
- Hazardous Material
 - Solar project do not release any hazardous material into the environment at the project location
- Noise
 - Solar projects are effectively silent, inverter fans produce an ambient hum that are not typically audible from outside the array enclosure
- Emissions / Odor
 - Solar projects do not produce local air emissions or odor
- Natural Resources
 - No undue adverse effect on natural resources, no water consumption
- Economic Benefits
 - Torrington Solar One will be an economic contributor to the city

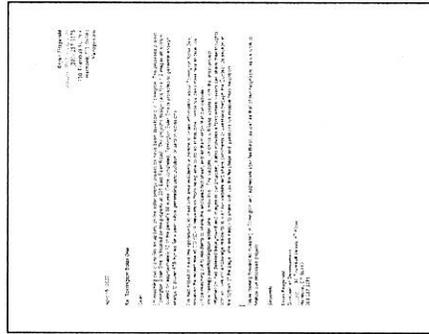


PUBLIC OUTREACH

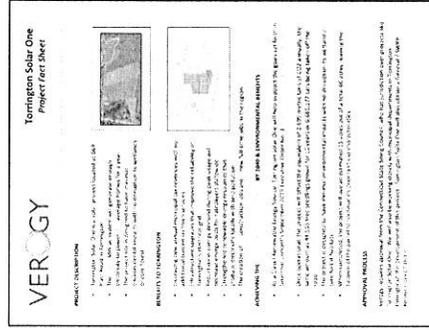
Verogy has enacted a comprehensive community outreach program

- Since April 21st interested parties have been able to access the most up to date information on the project's webpage: www.verogy.com/torrington-solar-one/

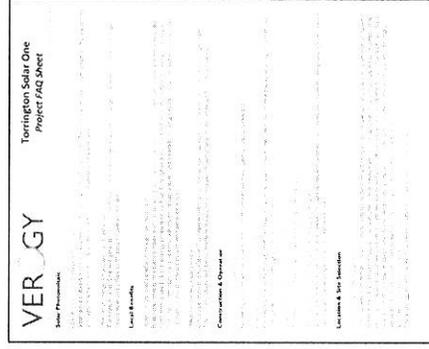
Abutter Letter



Fact Sheet



FAQ / Q&A Sheet



December 2019
Official CSC pre-petition filing meeting with City Officials

January 2020
Continued communication with City Officials

March 2020
Introductory meeting with interested neighbors (Digital)

April 2020
Letters sent to abutters and webpages published

May 2020
Continued interaction with local stakeholders and abutters

May 2020
Multiple Public Meetings Hosted by Verogy (Digital)

TORRINGTON SOLAR ONE

The amount of clean energy the project will generate each year compared to conventional utilities would be equivalent to **2,517 metric tons of CO2** or:

CO2 emissions from:



6,245,126 miles

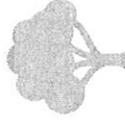
driven by an average passenger vehicle



426 homes

electricity use for a year

Carbon sequestered by:



41,616 trees

grown for 10 years



283,199 gallons

of gasoline consumed

Greenhouse gas emissions avoided by:



856 tons

recycled instead of landfilled



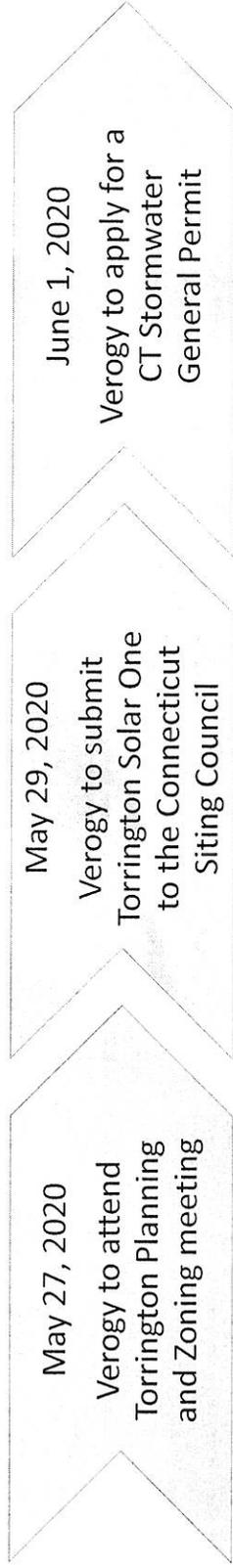
3,287 acres

Acres of U.S. forest

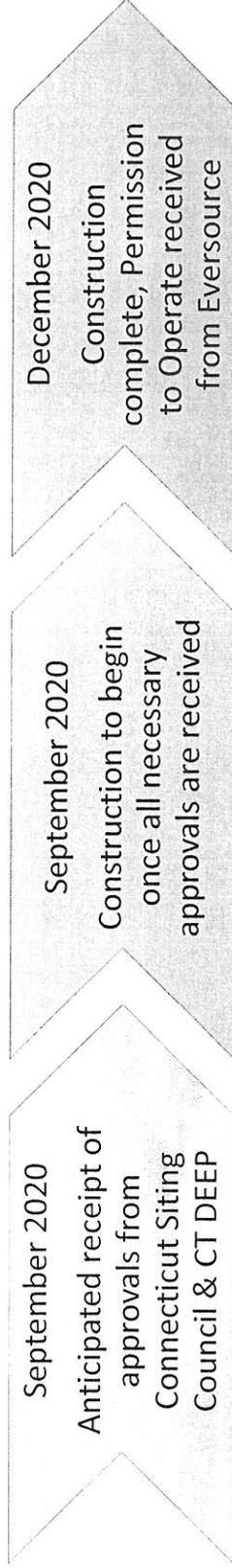
*The greenhouse gas equivalencies were calculated using the EPA Greenhouse Gas Equivalencies Calculator.

TIMELINE & SCHEDULE

SUBMISSION TO CONNECTICUT SITING COUNCIL, CT DEEP & MUNICIPAL OUTREACH



ANTICIPATED RECEIPT OF APPROVALS & CONSTRUCTION



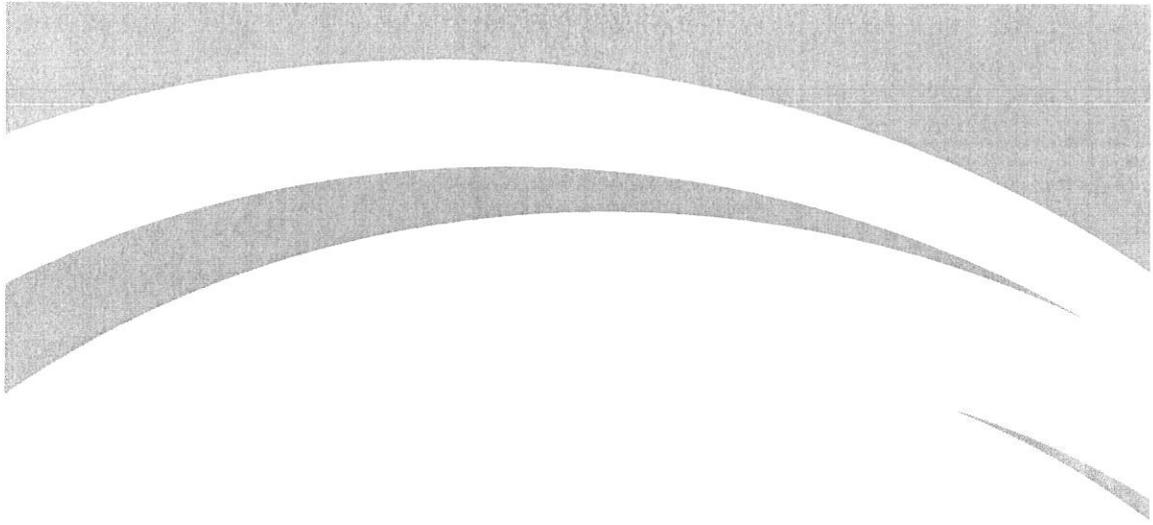
QUESTIONS

Please visit verogy.com/torrington-solar-one for more information
Or to submit questions and / or concerns to development@verogy.com

VEROLOGY

VCP, LLC d/b/a Verology

VEROLOGY • 150 TRUMBULL ST. • FL 4 • HARTFORD, CT 06103 • 860.288.7215



**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
May 13, 2020**

Present: Greg Mele, Chairman
Greg Perosino, Vice Chair
Donna Greco, Member
Jim Bobinski, Member
Starley Arias, Alternate
Tom Telman, Alternate
Diane Carroll, Alternate (signed in 7:07 pm)

Also Present: Martin J. Connor, AICP; City Planner
Jeremy Leifert, Assistant City Planner

1. Call to Order:

Chairman Greg Mele called the meeting to order at 7:02 p.m., via ZOOM online.

2. Attendance/Announcement:

Chairman Mele announced present via ZOOM were Commissioners Greg Perosino, Donna Greco, Starley Arias, Tom Telman, Jim Bobinski, and Greg Mele. Also Present was Martin Connor, City Planner and Jeremy Leifert, Assistant City Planner. Commissioner Diane Carroll logged in at 7:07 pm.

3. Public hearings scheduled for 7:00 p.m., Wednesday, May 13, 2020, remote meeting (not to be held at City Hall):

- a. Special Exception 20-02
Applicant: New Hope Baptist Church
Location: 371 Pinewoods Road
Proposal: Change of use to Church (former banquet hall)

At 7:03 p.m. Chairman Mele opened the public hearing and announced serving on the hearing this evening will be Commissioners Greg Perosino, Donna Greco, Starley Arias, Tom Telman, Jim Bobinski and Greg Mele. Also present is City Planner Martin Connor and Assistant City Planner Jeremy Leifert. Mr. Mele read the legal notice for Special Exception 20-02, which was published on the City's website on 4/16/20.

Pastor Andrew Browning (representing New Hope Baptist Church) appeared via ZOOM to explain their plans to move their church presently located at the Ruwet Sibley site on East Main Street to 371 Pinewoods Road.

Ms. Greco inquired about the timing of services and events at the new location. Mr. Browning responded there are services on Sunday mornings, Sunday evenings and Wednesday evenings.

(Commissioner Carroll logged in at 7:07 p.m.)

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Mr. Connor read his memo to the Commission dated 5/5/20.

Mr. Connor noted approval has just been received from the Torrington Area Health District, as the site has a private septic system.

At 7:18 p.m. Chairman Greg opened the ZOOM hearing to the public for comments in favor of the proposal, there were none. Mr. Greg opened the hearing for comments in opposition to the proposal, there were none.

At 7:19 p.m. Chairman Greg declared the public hearing closed.

MOTION by Mr. Perosino to APPROVE Special Exception 20-02
Applicant: New Hope Baptist Church
Location: 371 Pinewoods Road
Proposal: Change of use to Church (former banquet hall)

The Commission makes a finding that the application meets the general and specific standards for Special Exception Approval, with the following condition and recommendation:

1. A Zoning Permit shall not be issued unless approval from the Torrington Area Health District is obtained for the change of use.
2. It is recommended that the applicant follow the advice of Fire Marshall Bascetta contained in his letter to the City Planner dated 3/23/20.

MOTION seconded by Mr. Telman, unanimously carried.

- b. Special Exception 20-03 and Site Plan 1336
Applicant: Colby Engineering & Consulting LLC
Location: 150 Calhoun Street
Proposal: Change of use to office use in R6 Zone, former single family Residence.

At 7:21 p.m. Chairman Mele opened the public hearing and announced serving on the hearing this evening will be Commissioners Greg Perosino, Donna Greco, Starley Arias, Tom Telman, Jim Bobinski, Diane Carroll and Greg Mele. Also present is City Planner Martin Connor and Assistant City Planner Jeremy Leifert.

Mr. Connor read the public hearing legal notice which was published on the City's website on 4/16/20.

Robert Carlson, owner of the property, appeared before the Commission and explained his plans to convert the single family residence to an office for his plumbing and heating business. He stated the office will be open 7:30 a.m. to 2:30 p.m. Monday through Thursday, there is one office employee who is currently working from home. All service vehicles go home with the contractor in the evening.

Mr. Carlson stated he lives in the house right in back of this property. He intends to clear up the zoning violations on this property and he wants to be a good neighbor.

Mr. Telman inquired about deliveries, and Mr. Carlson responded he will not have deliveries coming to this site.

Mr. Bobinski noted the size of the building, which is 3,440 square feet.

Mr. Perosino inquired about the warehouse appearance of the building on site.

In response, Mr. Connor gave an overview of the many zoning violations that had been associated with this site, all as a result of the former owner obtaining a Zoning Permit to construct a single family house. The former owner built a structure to house his contractor's business in violation of the permit that was approved for a single family house.

Mr. Connor read his memo to the Commission dated 5/4/20.

Mr. Mele inquired about the lights that are presently installed on the exterior of the building. Mr. Carlson provided details on the current lights, which are motion detector lights.

Mr. Carlson agreed with Mr. Mele's recommendation that these lights be replaced with a full cut off style of lighting.

Mr. Mele opened the public hearing to comments from the public in favor of the proposal.

Mr. James Campbell of 157 Pythian Avenue spoke in favor of the proposal, stating that Mr. Carlson has always been a good neighbor.

Ms. Elaine Murphy of 1250 New Litchfield Turnpike, New Hartford, spoke in favor of the proposal. Ms. Murphy owns a property, 139 Pythian Avenue, near the subject property.

Mr. Mele asked for comments from the public, in opposition to the proposal. There were none.

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

MOTION by Mr. Perosino to APPROVE Special Exception 20-03 and Site Plan 1336
Applicant: Colby Engineering & Consulting LLC
Location: 150 Calhoun Street
Proposal: Change of use to Office Use in R6 zone (former single family residence)

The Commission makes a finding that the application meets the general and specific standards for Special Exception Approval, with the following conditions and recommendation:

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1. The applicant shall address the comments from Ray Drew, Administrator, WPCA,
2. contained in his memo to the City Planner dated 4/27/20 prior to issuance of a Zoning Permit.
3. The proposed tree located over the top of the piped watercourse shall be relocated to another spot on the lot acceptable to the Assistant City Planner/Zoning Enforcement Officer.
4. It is recommended that the applicant follow the advice of Fire Marshall Bascetta contained in his letter to the City Planner dated 4/27/20.
5. All existing exterior lighting shall be changed to full cut off light fixtures.

MOTION seconded by Donna Greco, unanimously carried.

Chairman Mele read the following announcement:

The following public hearing for Special Exception 19-03 and Site Plan 1324 will NOT be heard on May 13, 2020. The public hearing has been continued to May 27, 2020 at 7:30 p.m.

Special Exception 19-03 and Site Plan 1324

Applicant: TDF Enterprises LLC; Daniel J. Ferraina, Manager

Location: Notting Hill Gate and Wimbledon Gate North
Assessor Map 219 Block 001 Lots 85 and 48

Proposal: Construct four (4) buildings, 120 units total, fifty-five and over residential community
Section 6.8 – Multi-family Residences
Section 6.12 – Active Adult Housing
(public hearing continued from 2-19-20)

7:45 p.m.

4. Minutes for Approval:

- a. 4/8/20

MOTION by Mr. Perosino to approve the 4/8/20 minutes, seconded by Ms. Greco, motion carried with Mr. Telman abstaining from voting.

5. Old Business:

n/a

6. New Business:

- a. Special Exception 20-04
Applicant: Mmak LLC, Richard Weigold
Location: 21 Prospect Street, Suite B

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Proposal: Change of use to residential use in the Downtown District
(former office use)
Set public hearing date

MOTION by Mr. Perosino to set a public hearing date of June 10, 2020, seconded by Mr. Telman, unanimously carried.

b. Zone Change

Applicant: James R. Strub, Secor, Cassidy & McPartland PC, attorney for
property owners
Locations: 1143 New Litchfield Street (Assessor Map 101/001/005) and
1185 New Litchfield Street (101/001/006)
Proposal: Change Zone to Local Business, LB
(both parcels currently zoned R6)
Set public hearing date

MOTION by Mr. Perosino to set a public hearing date of June 10, 2020, seconded by Ms. Greco, unanimously carried.

c. Discussion: Temporary Seasonal Outdoor Dining Permit

Mr. Connor reviewed the new Temporary Seasonal Outdoor Dining Permit the Land Use Office has put into place to address how restaurants will handle seating outdoors. The Land Use Office has already approved two such permits. Mr. Connor stated just today Governor Lamont has issued an Executive Order outlining how restaurants will handle their outdoor dining during the COVID-19 response. The Land Use Office is ahead of the curve by already having this permit application in place.

Mr. Mele questioned the continuance of these outdoor dining areas, and how the liquor permits would be affected. Mr. Perosino inquired if these outdoor dining facilities will remain after the crisis is over, and this is something the City should actively promote if it works in the interest of the restaurants.

Mr. Connor responded continuance of outdoor dining is something that could be encouraged by the City. He also stated the Governor has indicated current liquor licenses will be extended to patio or parking lot dining. Food must be served, liquor is not to be served without restaurant food service.

Mr. Arias inquired if a list of approved restaurants can be prepared, and Mr. Connor stated yes.

Mr. Mele thanked Mr. Connor for being on top and ahead of this important matter, to assist the local restaurants prepare to open up under these circumstances.

Mr. Connor noted he is the DEMHS Region 5 Longterm Recovery Coordinator. He is currently Chairman of the Steering Committee leading the recovery effort for the 13 towns in the DEMHS Region 5 area.

d. Enforcement Update

The Commission noted the Enforcement Update that was provided by Assistant City Planner Jeremy Leifert. Mr. Leifert is available to answer any questions from Commissioners about enforcement.

Mr. Mele thanked Mr. Connor for all his efforts and hard work in getting the City back on track during this recovery period.

7. **Adjournment:**

MOTION to adjourn at 8:03 p.m. by Mr. Perosino, seconded by Mr. Telman. Motion unanimously carried.

Land Use Office