

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
January 13, 2021**

Present: Greg Mele, Chair
Greg Perosino, Vice Chair
Jim Bobinski, Member
Donna Greco, Member
Donovan Riley, Member
Starley Arias, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Diane Carroll, Alternate
Tom Telman, Alternate

1. Call to Order:

Chair Greg Mele called the meeting to order at 7:00 p.m., Remote meeting via ZOOM online. (not held at City Hall building)

2. Attendance/Announcement:

Mr. Mele announced present and serving on the Commission this evening will be Greg Perosino, Jim Bobinski, Donna Greco, Donovan Riley, Starley Arias and Greg Mele. Also present is City Planner Martin Connor.

3. Minutes for Approval:

a. 12/9/20

MOTION by Mr. Perosino to approve the 12/9/20 minutes, seconded by Ms. Greco, unanimously carried.

4. Public Hearing scheduled for 7:00 p.m., Wednesday, January 13, 2021; remote meeting (not to be held at City Hall):

a. Special Exception 20-11
Applicant: John Falcone
Location: 628 Migeon Avenue
Proposal: Change of use to two bedroom residential unit on first floor in Local Business Zone (former deli); and two bedroom residential unit on second floor (former warehouse)

Chair Greg Mele opened the public hearing at 7:01 p.m. Mr. Mele announced serving on the public hearing tonight will be Commissioners be Greg Perosino, Jim Bobinski, Donna Greco, Donovan Riley, Starley Arias and Greg Mele. Also present is City Planner Martin Connor.

Mr. Mele read the legal notice of public hearing which was published on the City's website.

Mr. John Falcone, Applicant, appeared before the Commission and briefly explained his proposal.

Mr. Connor reviewed his memo to the Commission dated January 4, 2021. Mr. Connor noted he has received two email correspondence from the public regarding this proposal, and he has discussed both of them with the applicant, Mr. Falcone, who indicated he would address complaints about the trash receptacles.

Mr. Mele opened the hearing for public comments. Mr. Richard Regis spoke, and indicated he met with Mr. Falcone and his issues were regarding noise from trash being dumped off in the evening and sight line issues when cars are parked in front of the former deli or parked too close to intersection. Mr. Connor stated parking should be much less of an issue with the proposed apartments.

There were no further comments, Mr. Mele closed the public hearing at 7:23 p.m.

MOTION by Mr. Perosino to APPROVE Special Exception 20-11

Applicant: John Falcone

Location: 628 Migeon Avenue

Proposal: Change of use to two bedroom residential unit on first floor in Local Business Zone (former deli) and two bedroom residential unit on second floor (former warehouse)

with the following condition:

1. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 12/21/20.

The Commission finds that the application meets the general and specific standards for Special Exception approval.

MOTION seconded by Ms. Greco, unanimously carried.

5. Old Business:

none

6. New Business:

a. Special Exception 20-12 and Site Plan 1362

Applicant: Haynes Aggregates-Torrington LLC

Location: 3217 Winsted Road

Proposal: Biannual Renewal, Quarry, excavation, accessory retail sales

Special Exception 21-01 and Site Plan 1363

Applicant: O&G Industries, Inc.

Location: 3345 Winsted Road

Proposal: Biannual Renewal, Quarry, excavation, accessory retail sales (set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of March 10, 2021, seconded by Ms. Greco, unanimously carried.

b. City Staff Reports, Zoning Enforcement and Blight Enforcement

Chairman Mele referred to the Staff Reports sent in Commissioner's packets, duly noted. There were no questions or comments.

7. **Adjournment:**

MOTION by Mr. Perosino to adjourn at 7:27 p.m., seconded by Ms. Greco, unanimously carried.

Land Use Office