

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
April 14, 2021**

Present: Greg Mele, Chair
Greg Perosino, Vice Chair
Donovan Riley, Member
Starley Arias, Alternate
Diane Carroll, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Donna Greco, Member
James Bobinski, Member
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:

Chair Mele announced present and serving on the Commission this evening are Commissioners Greg Perosino, Donovan Riley, Greg Mele and Alternates Starley Arias and Diane Carroll. Also present is Martin Connor, City Planner. It was noted that Frank Loyot was also present (for agenda item 6a).

3. Minutes for Approval:

a. 3/10/21

MOTION by Mr. Perosino to approve the 3/10/21 minutes, seconded by Ms. Carroll, unanimously carried.

4. Public Hearing scheduled for 7:00 p.m., Wednesday, April 14, 2021; remote meeting (not to be held at City Hall):

a. Special Exception 21-02
Applicant: Tim Meyers
Location: 345 Riverside Avenue
Proposal: Add additional living unit over existing detached garage in R6 zone

Mr. Mele opened the public hearing at 7:04 p.m. and stated serving on the Commission this evening will be Commissioners Greg Perosino, Donovan Riley, Starley Arias, Diane Carroll 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. Tim Meyers, applicant, was present via Zoom.

Mr. Connor reviewed details of the application and noted features of the site. This application meets all requirements for Special Exception approval, and the application is complete. Mr. Connor wrote a memo to the Commission dated 4/1/21, and reviewed highlights of that memo and proposed condition and recommendation.

Mr. Connor recommended the Commission make a finding that the application meets the general and specific conditions of Special Exception approval for a three family residence in the R6 zone. Mr. Connor noted no correspondence has been received from the public regarding this application.

Mr. Mele opened the public hearing for comments from the public, both in favor of and in opposition to the proposal. There were no comments.

At 7:11 p.m., Mr. Mele declared the public hearing closed.

Mr. Mele read a MOTION to Approve Special Exception 21-02

Applicant: Tim Meyers

Location: 345 Riverside Avenue

Proposal: Add additional living unit over existing detached garage in R6 zone with the following condition and recommendation:

1. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 3/4/21.
2. It is recommended the applicant follow the advice of Fire Marshal Ed Bascetta contained in his letter to the City Planner dated 3/12/21.

The Commission hereby makes a finding that the application meets the general and specific conditions of Special Exception approval for a three family residence.

MOTION to APPROVE was made by Mr. Perosino, seconded by Mr. Riley, motion unanimously carried.

5. **Old Business:** None

6. **New Business:**

a. Special Exception 210-3 and Site Plan 1369

Applicant: Loyot Enterprises LLC dba Family Propane LLC

Location: 4 Pulver Street

Proposal: Install 30,000 gallon propane filling plant; Utility companies and energy production; (set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of May 12, 2021, seconded by Ms. Carroll, unanimously carried.

7. New Business:

- a. Special Exception 21-04
Applicant: Sarah Tracy, Little Dove Botanicals LLC
Location: 2597 Tarringford Street
Proposal: Farmer's Roadside Stand (Section 12.20)
(set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of May 12, 2021, seconded by Ms. Carroll, unanimously carried.

- b. Special Exception 21-05 and Site Plan 1371
Applicant: Charles R. Ebersol, Jr.
Location: Pumping Station Road (Assessor Map 201 Block 003 Lot 001)
Proposal: Rebuild and 10% expansion of barn/garage
(set public hearing date)

MOTION by Mr. Perosino to set a public hearing date of May 12, 2021, seconded by Ms. Carroll, unanimously carried.

- c. Zoning and Blight Violation update - Mr. Connor noted Commissioners have received these updates.

8. Adjournment:

MOTION by Mr. Perosino to adjourn at 7:16 p.m., seconded by Ms. Carroll, unanimously carried.