

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
May 11, 2022**

Present: Donna Greco, Member, Acting Chair
Jim Bobinski, Member
Diane Carroll, Alternate
Donovan Riley, Member
Starley Arias, Alternate
Tom Telman, Alternate

Also Present: Jeremy Leifert, AICP; City Planner

Not Present: Greg Mele, Chair
Greg Perosino, Vice Chair

1. Call to Order:

Acting Chair Donna Greco called the meeting to order at 7:04 p.m. in person at City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT. The meeting was also held via zoom.

2. Attendance/Announcement:

Ms. Greco announced present in person and serving on the Commission this evening are Jim Bobinski, Diane Carroll and Donna Greco. Jeremy Leifert, City Planner also present. Commissioners serving via zoom are Donovan Riley, Starley Arias and Tom Telman.

3. Minutes for Approval:

a. 4/20/22

MOTION by Mr. Bobinski to approve the 4/20/22 minutes, seconded by Mr. Arias, motion carried with abstentions from Donovan Riley, Diane Carroll and Tom Telman.

4. Public Hearings scheduled for 7:00 p.m., Wednesday, May 11, 2022; City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT:

a. Special Exception 22-02, Site Plan 1402 and Site Plan 1403
Applicant: Amy A. Samuelson, AIA; The SLAM Collaborative
Locations: 50 Major Besse Drive and 277 Winthrop Street
Proposal: Construct new Torrington High School, New Middle School and New Central Office Administration
(public hearing continued from April 20, 2022)

Ms. Greco opened the continued public hearing at 7:06 p.m.

Amy A. Samuelson from The SLAM Collaborative appeared representing the Torrington Building Committee. She had no new information to submit as updated plans have been delivered to the City Planner's office.

Mr. Leifert stated a few issues have remaining issues have been addressed by the City Engineer. There are some traffic concerns that need to be worked out long term with the Winthrop Street intersection. Overall, we are in a good position to act on the applications from Mr. Leifert's standpoint.

Mr. Arias inquired about solar panel installation and back up generators. Ms. Samuelson confirmed there a generator is included to power life safety items such as food service equipment, alarm systems, required lighting etc. Panel space and conduits have been provided on the roof, and the roof has been designed for the weight of solar panels. She gave further details on how PPA will allow cost effective installation of solar panes.

Mr. Arias stated Connecticut is moving towards being a more sustainable green State, and the State has goals for new construction and he wants to ensure that future City projects are in line with those goals.

Ms. Samuelson elaborated on other sustainable goals as far of mechanical and energy useage per Connecticut high performance building systems. That is a requirement for any buildings receiving Connecticut funding.

Mr. Arias wants to ensure the building will have multiple uses, such as a warming center, etc. Ms. Samuelson confirmed the building would be capable of accommodating such uses with the generator etc.

Ed Arum, Torrington Building Committee, noted the current middle school has such a generator. Mr. Arum provided details about the bidding process for solar panels.

Ms. Greco opened the public hearing for comments in favor of the proposal. There were none.

Ms. Greco opened the public hearing for comments in opposition to the proposal. There were none.

Mr. Leifert read portions of his 5/11/22 memo to the Commission, omitting the engineering details.

Mr. Riley inquired who made comments regarding traffic, Mr. Leifert responded Sergeant Dustin Baldis. Mr. Leifert explained the suggested conditions of approval that would address these issues.

Mr. Arias stated his understanding is that during construction all traffic will be routed through the back entrance of the school. Right now those neighborhoods have not seen this volume of traffic and he expressed that may be an issue to these neighborhoods.

Mr. Leifert referred to the “enabling plans” submitted by the applicant.

Ed Arum provided details of the que-up on Daley Drive, which has been closed off for about ten years. Discussion followed on traffic, entering the site, exiting the site, etc.

No further comments.

At 7:44 p.m., Ms. Greco declared the public hearing closed.

MOTION by Ms. Carroll to APPROVE Special Exception 22-02, Site Plan 1402 and Site Plan 1403

Applicant: Amy A. Samuelson, AIA; The SLAM Collaborative
Locations: 50 Major Besse Drive and 277 Winthrop Street
Proposal: Construct new Torrington High School, New Middle School and New Central Office Administration

With the following conditions:

1. An updated landscaping plan sheet (L401D) shall be submitted showing the revised landscaping in the school courtyard and the embankments behind the proposed high school.
2. Cut sheet for lighting fixtures shall be submitted to demonstrate compliance with full cutoff fixture requirements in section 5.17 of the zoning regulations
3. The applicant shall address comments related to signage contained in this memo
4. It is recommended that the applicant follow the advice of the Architectural Review Committee contained in this memo, specifically with landscaping adjacent to the High School Building and regarding address numbering.
5. The applicant shall address remaining engineering comments as outlined in this memo and in the City Engineer memo of 5/10/22 prior issuance of grading or zoning permits to begin construction. The remaining engineering comments are relatively minor in nature and may be part of these conditions of approval. Any minor changes resulting from engineering comments to sheets L301B, L301C or L301D shall be incorporated to the satisfaction of the City Engineer before submitting final paper or mylar plans for filing.
6. Per Police Traffic Sergeant Dustin Baldis and consultation with state DOT, all bus traffic entering and existing through Daley Drive shall utilize Northside Drive to enter and exit Winsted Road
7. Additional recommendations from Police Traffic Sergeant Baldis with regard to Winthrop Street crosswalks and new fencing sight lines along Winthrop Street contained in his 4/13/22 email shall be addressed prior to the issuance of zoning and grading permits for construction
8. Additional comments and recommendations in the 4-13-22 and 5-5-22 emails regarding Winthrop Street traffic from Police Traffic Sergeant Baldis shall be addressed prior to issuance of a Certificate of Occupancy for the buildings.
9. The applicant shall modify existing inland wetlands permits as needed for temporary parking near Besse Pond during the project enabling phase or other site work not previously approved by the Inland Wetlands Commission

10. In accordance with section 8.4.3 and 8.4.6 of the zoning regulations, the following shall be submitted to the City Planner:
 - a. One paper copy of the full approved plans including the engineer's stamp and chairman's signature box on the title sheet, the General Site Information Sheet (Sheet L001), the Overall Site Plan (Sheet L002) and Site Grading Plans (Sheets L301A, L301B, L301C and L301D).
 - b. One mylar copy each of General Site Information Sheet (Sheet L001), the Overall Site Plan (Sheet L002) and Site Grading plans (Sheets L301A, L301B, L301C and L301D) for filing with the City Clerk in accordance with section 8.4.3.P of the zoning regulations. Each mylar sheet shall bear a chairman's signature box, a copy of the approval letter from the commission, an engineers' seal and live ink stamp.
11. Mylar sheets shall be filed by the applicant with the City Clerk after the signature of the Chairman and prior to the approval of grading and zoning permits to begin construction.

Motion seconded by Mr. Bobinski, motion unanimously carried. Mr. Leifert noted for the record Alternate Tom Telman was not seated for this hearing/decision.

- b. Special Exception 22-03 and Site Plan 1408
Applicant: LCP Realty, LLC
Location: 37 Felicity Lane
Proposal: Change of use to primary parking lot (former residential use)

Ms. Greco opened the public hearing at 7:50 p.m.

Tyson Burke of O&G Industries appeared on behalf of LCP Realty. They are asking for an extension, as they are currently addressing the 2/10/22 and 5/4/22 comments from City Engineer Paul Kundzins, and they will submit changes by 5/18/22 for review.

Mr. Burke gave a brief presentation, and noted abutting property neighbor notices were turned into the file at the City Planner's office.

Ms. Greco read the legal notice published in the Republican American.

Mr. Leifert reviewed the information that was missing, engineering comments, landscaping, buffer, etc. He has put together a preliminary memo, and read portions of his 5/11/22 memo to the Commission.

Ms. Greco opened the public hearing for comments in favor of the proposal. There were none.

Ms. Greco opened the public hearing for comments in opposition to the proposal. There were none.

MOTION by Ms. Carroll to continue the public hearing to the May 25, 2022 meeting, seconded by Mr. Riley, motion unanimously carried.

5. Old Business:

- a. Site Plan 1407
Applicant: Michael Leonard
Location: 2865 Winsted Road
Proposal: Retail Sales and Storage Usage, first floor only

Mr. Leifert noted we are still awaiting engineering plans, which should be arriving soon. This item is tabled until the next meeting of May 25, 2022.

6. New Business:

Mr. Leifert informed the Commission a new Assistant City Planner will be starting on May 23, 2022.

Zoning and Blight Violation update

7. Correspondence:

- a. Discussion about new Cannabis establishments regulations

This item was briefly discussed by the Commission and Mr. Leifert. There is the possibility a public hearing can occur this summer, and the Commission will discuss this matter further at their May 25, 2022 meeting. The Commission can adopt standards for where the overlay zones will be located.

8. Adjournment:

MOTION by Mr. Telman to adjourn at 8:15 p.m., seconded by Ms. Carroll, unanimously carried.