

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
May 25, 2022**

Present: Greg Perosino, Vice Chair
Donna Greco, Member
Diane Carroll, Alternate

Also Present: Jeremy Leifert, AICP; City Planner

Not Present: Greg Mele, Chair
Donovan Riley, Member
James Bobinski, Member
Thomas Telman, Alternate
Starley Arias, Alternate

1. Call to Order:

Vice Chair Greg Perosino called the meeting to order at 7:00 p.m. Attendance by Zoom or in-person at City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT.

2. Attendance/Announcement:

Mr. Perosino announced present and serving this evening are Commissioners Donna Greco, Diane Carroll and Greg Perosino. Also present is City Planner Jeremy Leifert. Everyone was attending in person at City Hall, no attendees via zoom.

3. Minutes for Approval:

a. 5/11/22

MOTION by Ms. Carroll to approve the 5/11/22 minutes, seconded by Ms. Greco, unanimously carried.

4. Public Hearing scheduled for 7:00 p.m., Wednesday, May 25, 2022; City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT:

a. 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)
Public Hearing continued from May 11, 2022

Vice Chair Perosino opened the continued public hearing at 7:02 p.m., serving on the Commission this evening are Commissioners Donna Greco, Diane Carroll, and Greg Perosino. Also present is Jeremy Leifert, City Planner.

Kenneth Hrica, Professional Engineer and Licensed Surveyor of Hrica Associates appeared on behalf of the property owner, LCP Realty LLC. Mr. Hrica reviewed site maps and landscaping plans, noting this proposal is for employee only parking. Patients and clients of LCP Realty LLC will park at their office location on 20 Felicity Lane, across the street. Construction began on this site without the proper permits in place, and Mr. Hrica is here to address that and implement minor changes required by the City Engineer.

Details of the site were reviewed by Mr. Hrica. The existing encroachment in the driveway apron area was discussed. The plan is to purchase a sliver of land in this area. Attorney Peter Ebersol was present with a copy of the Quit Claim deed of the sliver of land purchased, this will allow the driveway curb cut to meet City requirements.

Mr. Hrica explained and referred to site maps how additional pavement will be added in the rear of the parking lot, on the northeast side. The stormwater infiltration trench was explained by Mr. Hrica, as well as the slight increase of impervious area.

Erosion on adjoining site, and groundwater leaching was reviewed by Mr. Hrica. There will be solar powered lighting with back-up battery, and a photometric plan was provided. The lights will auto shut off at 10:00 p.m.

Questions were posed by Mr. Perosino regarding the retaining wall, paving pitch and rip rap channel. Answers were provided by Mr. Hrica.

At 7:18 p.m. Vice Chair Perosino opened the hearing for public comments in favor of the proposal, there were none.

Mr. Perosino opened the hearing for comments in opposition to the proposal. Ms. Diane Frisbie of 49 Felicity Lane appeared, and expressed concerns about the 25 foot buffer required, and behind the property, soil and trees have been pushed down the hill from the rain, and Ms. Frisbie submitted photos for the record. She noted car headlights shine into her house windows, and she is looking for something to cushion the sounds of the vehicles. The Gulf Stream is at the bottom of the hill.

Mr. Leifert read his memo dated May 25, 2022.

Mr. Perosino requested Mr. Hrica answer Ms. Frisbie's comments. Mr. Hrica responded the applicant will move the light fixtures to the North, as requested by the City Engineer, and the lighting will automatically shut off at 10:00 p.m., there will be full cut off light fixtures which will allow light to not spill over the property line.

Mr. Hrica moved away from the microphone, and his comments were inaudible.

Mr. Perosino noted there may be improvements to the site now, with the rip rap not allowing run off down the hill, allowing the vegetation to reestablish.

At 7:39 p.m. Mr. Perosino declared the public hearing closed.

MOTION by Ms. Greco to APPROVE 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)

With the following conditions and recommendations:

1. The applicant shall follow the recommendations and requirements contained in this memo with respect to landscaping, lighting and signage, including the relocation of a single light as requested by the City Engineer in consultation with land use staff.
2. It is recommended that the applicant follow the advice of Building Official Kevin Gillette contained in his letter to me dated 5/5/22.
3. The applicant shall submit two (2) stamped paper copy site plans including the chairman's signature box as required in section 8.4.3.P of the regulations.
4. The applicant is required to submit one mylar copy of the site plan bearing signature box, a copy of the approval letter from the Commission, a seal and live ink stamp for filing with the City Clerk. The applicant shall file the mylar plan with the City Clerk after signature by the Chairman.
5. The applicant will review shrub border plantings for more evergreen mix.

MOTION seconded by Ms. Carroll, 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 final engineered plans have not yet been received, and the applicant has requested a 30 day extension.

MOTION by Mr. Perosino to accept the 30 day extension request, seconded by Ms. Greco, unanimously carried.

6. New Business:

a. Site Plan 1410

Applicant: Borghesi Building & Engineering

Location: 360 Technology Park Drive

Proposal: Construct 15,456 sq. ft. greenhouse

Mr. Leifert screen shared the site plans.

Marc Borghesi, President, Borghesi Building & Engineering appeared representing New Opportunities. This proposal is for an additional greenhouse, the same as the existing greenhouse on site. Mr. Borghesi provided details of the plan.

Mr. Leifert stated his draft memo is prepared, and he is awaiting the City Engineer's review and comments, along with WPCA review.

This agenda item is tabled until the next meeting.

b. Site Plan 1411

Applicant: Borghesi Building & Engineering

Location: 37 Technology Park Drive

Proposal: Construction 9,360 sq. ft. addition, associated parking and loading
Dock revisions

Marc Borghesi, President, Borghesi Building & Engineering appeared representing Wittman Robotics. The proposed addition, parking and loading dock were reviewed.

Mr. Leifert noted this proposal is awaiting review from the City Engineer and WPCA.

This agenda item is tabled until the next meeting.

7. Correspondence:

a. Discussion about new Cannabis establishments regulations

Mr. Leifert updated the Commission on current progress, and the discussions he has had with Mayor Carbone and Economic Development Director Rista Malanca.

Mr. Leifert said a proposed regulation can piggyback onto the Medical Marijuana Overlay Zones. Discussion ensued regarding setbacks from various uses such as schools, hospitals, etc. There is a possibility this matter will be ready for a public hearing on July 20, 2022.

b. Zoning and Blight Violation update

No new updates.

8. Adjournment:

MOTION by Ms. Carroll at 8:09 p.m. to adjourn, seconded by Ms. Greco, unanimously carried.