

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
May 26, 2021**

Present: Greg Mele, Chair  
Greg Perosino, Vice Chair (remote)  
Donna Greco, Member  
Donovan Riley, Member (remote)  
Starley Arias, Alternate  
Diane Carroll, Alternate  
Tom Telman, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Jim Bobinski, Member

**1. Call to Order:**

7:00 p.m.; Chair Greg Mele called the meeting to order, both attendance by Zoom and in-person at City Auditorium, Room 218, 140 Main Street, Torrington, CT.

Instructions for Zoom are available online at:

[www.torringtonct.org/zoom](http://www.torringtonct.org/zoom)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/7959507035?pwd=MXAwcVIEenhIUhtSXFfSGhYUUnI0QT09>

**1-646-558-8656**

**Meeting ID: 795-950-7035**

**Passcode: 907148**

**2. Attendance/Announcement:**

Chair Greg Mele announced present and in person are Commissioners Starley Arias, Diane Carroll, Tom Telman, Donna Greco, Greg Perosino and Greg Mele. Also present in person: Martin Connor, City Planner. Present remotely via Zoom: Commissioners Donovan Riley and Greg Perosino.

**3. Minutes for Approval:**

a. 5/12/21

MOTION by Diane Carroll to approve the 5/12/21 minutes, seconded by Donovan Riley, motion carried with Donna Greco and Greg Perosino abstaining from voting.

**4. Public Hearing scheduled for 7:00 p.m., Wednesday, May 26, 2021; City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT:**

a. Special Exception 21-04  
Applicant: Margo Pedroso  
Location: 315 New Harwinton Road  
Proposal: Construct addition within front yard setback

At 7:02 p.m. Chair Mele opened the public hearing and stated serving in person were Commissioners Starley Arias, Diane Carroll, Tom Telman, Donna Greco, Greg Mele, serving remotely via Zoom are Commissioners Greg Perosino and Donovan Riley. Also in attendance in person is Martin Connor, City Planner.

Ms. Greco read the legal notice of public hearing.

Appearing remotely is Applicant Margo Pedroso who briefly explained the proposal to add a one story 336 sq. ft. addition to the house within the front yard setback. The purpose of this addition is for their parents to live with them. Ms. Pedroso answered a few brief questions from Commission members.

Mr. Connor placed the site map on the auditorium screen.

Mr. Connor read his memo to the Commission dated May 20, 2021.

Chairman Mele opened the hearing for comments from the public in favor of the proposal, there were none. Mr. Mele opened the hearing for comments from the public in opposition to the proposal, there were none.

At 7:12 p.m. Chairman Mele declared the public hearing closed.

Ms. Pedroso thanked the Commission for their time.

MOTION by Ms. Greco to APPROVE Special Exception 21-04

Applicant: Margo Pedroso

Location: 315 New Harwinton Road

Proposal: Construct addition within front yard setback

The proposed addition meets the general and specific standards for Special Exception Approval.

MOTION seconded by Mr. Perosino, unanimously carried.

**5. Public Hearing scheduled for 7:00 p.m., Wednesday, June 9, 2021; City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT:**

- a. Special Exception 21-05 and Site Plan 1375
  - Applicant: Borghesi Building & Engineering Inc.
  - Location: 341 Pinewoods Road
  - Proposal: Construct new 7,200 sq. ft. building, gasoline sales and two retail stores

Mr. Mele noted the public hearing will be held at 7:00 p.m. on June 9, 2021.

**6. Old Business:**

None

7. **New Business:**

a. Site Plan 1377

Applicant: Jawahar Doraiswamy  
Location: 17 Funston Avenue  
Proposal: Change of use to Grocery Store (former tavern in R6 zone)

Applicant Jawahar Doraiswamy appeared in person and explained his proposal for change of use to open a grocery store selling exotic spices and foods and American foods, which will be family friendly. He has previously operated other businesses in the West Hartford area.

Ms. Carroll inquired about the store hours, Mr. Doraiswamy responded for now he is planning 6:00 a.m. to 10:00 p.m. six days a week, which may change and be less depending on the needs of his customers.

In response to a Commissioner question regarding parking, Mr. Connor stated there is a small parking lot in the rear, and some on-street parking. It will be a less intensive use than the previous tavern. Mr. Connor stated the Zoning Regulations allow for a change in the R6 zone to a less intensive use, and then the use cannot be go back to the previous tavern use.

Mr. Doraiswamy noted there is an apartment on the second floor.

Mr. Connor read his memo to the Commission dated May 20, 2021.

MOTION by Ms. Greco to APPROVE Site Plan 1377

Applicant: Jawahar Doraiswamy  
Location: 17 Funston Avenue  
Proposal: Change of use to Grocery Store (former tavern in R6 zone)

The Commission makes a finding that the application meets the requirements for a change of a non-conforming use per Section 5.12.4 of the Regulations, with the following condition and recommendation:

1. The applicant shall address the comments from Ray Drew, Public Works Director, WPCA, contained in his memo to the City Planner dated May 13, 2021.
2. It is recommended the applicant follow the advice of Fire Marshal Ed Bascetta contained in his memo to the City Planner dated May 14, 2021.

MOTION seconded by Mr. Perosino, unanimously carried.

b. Zoning and Blight Violation update

Mr. Connor stated there is no update to report. However the Court Judge recently ruled in favor of the first foreclosure in a violation case. An update will be provided at the next meeting.

8. **Adjournment:**

MOTION by Mr. Perosino to adjourn at 7:28 p.m., seconded by Mr. Telman, unanimously carried.

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Land Use Office