

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
June 23, 2021**

Present

In Person: Greg Mele, Chair
Donna Greco, Member
Starley Arias, Alternate

Martin Connor, AICP; City Planner

Present

Via Zoom: Jim Bobinski, Member
Donovan Riley, Member

Not Present: Greg Perosino, Vice Chair
Diane Carroll, Alternate
Tom Telman, Alternate

1. Call to Order:

Chair Greg Mele called the meeting to order at 7:02 p.m.in the City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT.

Instructions for Zoom are available online at:

www.torringtonct.org/zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/7959507035?pwd=MXAwcVIEenhIUhtSXFfSGhYUnI0QT09>

1-646-558-8656

Meeting ID: 795-950-7035

Passcode: 907148

2. Attendance/Announcement:

Chair Greg Mele announced present in person in the City Hall Auditorium are Commissioners Donna Greco, Starley Arias, Greg Mele and also present is City Planner Martin Connor. Present remotely via Zoom are Commissioners Donovan Riley and Jim Bobinski.

3. Presentation/Discussion:

- a. Michael Kluchman, BSC Group
Val Ferro, Good Earth Advisors
East Main Street Corridor Study, dated May 2021

Val Ferro, President of Good Earth Advisors and Michael Kluchman, Landscape Architecture Manager of BSC Group gave a presentation on the East Main Street Corridor Study dated May 2021. The study is listed on the City's website with this agenda, and also available on the Land Use Department webpage on the City's website, torringtonct.org.

Ms. Ferro gave an overview of the work leading up to this presentation, the consulting team was in constant communication with Mayor Carbone, Economic Development Coordinator Rista Malanca, City Planner Martin Connor, City Engineer Paul Kundzins and other officials via Zoom, working within the pandemic restrictions.

Ms. Ferro narrated the slide show, beginning with history of the area. The East Main Street Corridor was broken down into four segments which were reviewed by Ms. Ferro. A foundation has now been established, working with Connecticut Department of Transportation, and work can now be done to obtain other grants that may become available, or funds directly from the CT DOT.

Mr. Connor stated he is looking for the Commission to adopt this Study as a Planning Document, and the Commission can refer to it in future plans and applications.

Mr. Mele inquired if the traffic flow in this area had been incorporated into this Study. Ms. Ferro confirmed yes, and CT DOT has to approve future growth projections.

Mr. Mele thanked the team for the excellent presentation, which was echoed by Commission members.

MOTION by Mr. Riley to adopt the East Main Street Corridor Study into Planning and Zoning Commission portfolio as a Planning Document, seconded by Ms. Greco, unanimously carried.

4. Minutes for Approval:

a. 6/9/21

MOTION by Mr. Riley to accept the 6/9/21 minutes, seconded by Mr. Arias, motion unanimously carried.

5. Public Hearing scheduled for 7:00 p.m., Wednesday, July 21, 2021; City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT:

a. Resubdivision and Special Exception 21-06
Applicant: Allied Engineering Assoc., Inc.
Location: 501 – 504 Essex Court (Assessor Map 234 Block 002 Lot 006)
Proposal: Resubdivision, two lots; and multi-family residence in the R6 zone

Passed until 7/21/21.

6. Old Business:

None

7. New Business:

a. Section 8-24 Referral

Applicant: City of Torrington
Location: Three parcels on Winsted Road:
Assessor Map 244 Block 002 Lot 002
Assessor Map 244 Block 002 Lot 004
Assessor Map 244 Block 002 Lot 006
Proposal: Intent to purchase 13 +/- acres land, Leoni Properties LLC

Mr. Connor read his 6/17/21 memo to the Commission.

MOTION by Ms. Greco to make a favorable recommendation to the Mayor and City Council:

Section 8-24 Referral

Applicant: City of Torrington
Location: Three parcels on Winsted Road:
Assessor Map 244 Block 002 Lot 002
Assessor Map 244 Block 002 Lot 004
Assessor Map 244 Block 002 Lot 006
Proposal: Intent to purchase 13 +/- acres land, Leoni Properties LLC

Motion seconded by Mr. Bobinski, motion unanimously carried.

b. Special Exception 21-07

Applicant: Benjamin and Sabrina Kris Woodruff
Location: 39 Spruce Drive
Proposal: Section 5.12.6, 4.19; addition to accessory structure, within setback area (already constructed) Set public hearing date

MOTION by Ms. Greco to set a public hearing date of July 21, 2021, seconded by Mr. Riley, unanimously carried.

c. Special Exception 21-08

Applicant: Susan Leo-O'Connor
Location: 3 Goshen Road
Proposal: Pre-school program, 12 children
Set public hearing date

MOTION by Ms. Greco to set a public hearing date of July 21, 2021, seconded by Mr. Riley, unanimously carried.

d. Zoning and Blight Violation update

Mr. Connor noted there are no new updates to report.

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MOTION by Ms. Greco to add an item to set a public hearing date to the agenda by 2/3rds vote, seconded by Mr. Bobinski, motion unanimously carried.

Special Exception 21-09 and Site Plan 1378

Applicant: Alam Realty, Inc.

Location: 861 New Harwinton Road

Proposal: Gasoline sales, install gasoline dispensers, canopy, parking and
Landscaping, building façade modifications

MOTION by Ms. Greco to set a public hearing date of July 21, 2021, seconded by Mr. Bobinski, unanimously carried.

8. Adjournment:

MOTION by Mr. Riley to adjourn at 7:42 p.m., seconded by Ms. Greco, unanimously carried.

Land Use Office