

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION**

MINUTES

June 8, 2022

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

Also Present: Jeremy Leifert, AICP; City Planner

Not Present: Donna Greco, Member

1. Call to Order:

Chair Greg Mele called the meeting to order at 7:02 p.m.in the City Hall Auditorium. Attendance by Zoom or in-person at City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT. Instructions for Zoom are available online at:
www.torringtonct.org/zoom

2. Attendance/Announcement:

Chair Mele announced present and serving in person are Commissioners Greg Perosino, Diane Carroll and Greg Mele. Jeremy Leifert, City Planner, present as well. Commissioners present and serving via Zoom are Starley Arias, Tom Telman, Donovan Riley and Jim Bobinski.

3. Minutes for Approval:

a. 5/25/22

MOTION by Mr. Perosino to approve the 5/25/22 minutes, seconded by Ms. Carroll, motion carried with Commissioners Telman, Mele and Riley abstaining from voting.

4. 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 this application is not ready for a vote.
MOTION by Mr. Perosino to table this agenda item, seconded by Ms. Carroll, unanimously carried.

b. Site Plan 1410

Applicant: Borghesi Building & Engineering
Location: 360 Technology Park Drive
Proposal: Construct 15,456 sq. ft. greenhouse

Marc Borghesi, President of Borghesi Building & Engineering appeared before the Commission representing New Opportunities. Mr. Leifert screen shared the site plans.

Mr. Borghesi provided details on the additional greenhouse to be constructed. There have been no changes to the plan since the Commission's last meeting on June 8, 2022.

Mr. Leifert read his memo to the Commission dated June 8, 2022.

Questions regarding the occupancy load were brought up by Mr. Mele, and answered by Mr. Borghesi. There will be two new employees for work in the new greenhouse.

Mr. Perosino noted the sedimentation basin has become less functional. Mr. Borghesi and Mr. Leifert have met on site and discussed changes to be made, and cleaning up of the accumulated sediment. It is now much better than when the job was first done, and the run off should be minimized now. Mr. Leifert stated there will be an establishment of ground cover to address the run off issue.

MOTION by Mr. Perosino to APPROVE Site Plan 1410

Applicant: Borghesi Building & Engineering
Location: 360 Technology Park Drive
Proposal: Construct 15,456 sq. ft. greenhouse With the following conditions and recommendations:

1. The two parcels a that are subject of this application shall be combined prior to issuance of a zoning permit for the project
2. The applicant shall address all remaining questions and plan markups from Paul Kundzins, City Engineer in his June 7, 2022 email to the City Planner prior to the issuance of a zoning permit for the project
3. It is recommended that the applicant follow the advice of Ray Drew, Public Works Director in his memo dated to the City Planner on May 16, 2022 with respect to sewer discharge
4. It is recommended that the applicant follow the advice of Building Official Kevin Gillette contained in his letter to the City Planner dated May 13, 2022
5. It is recommended that the applicant follow the advice of Fire Marshal Edward Bascetta contained in his letter to the City Planner dated May 13, 2022 with respect to lock boxes and code compliance
6. 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. Two paper copies of the full approved plans including the engineer's stamp and chairman's signature box
 - b. One mylar copy of the full approved plan set 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.

7. Mylar sheets shall be filed by the applicant with the City Clerk after the signature of the Chairman and prior to the approval of zoning permits to begin construction.
8. Per previous conversations with the property owner, the sediment basin to the rear of the property shall be cleaned and maintained prior to issuance of the Certificate of Occupancy for any new buildings on the property
9. Upon completion of the project, the remaining land on the subject properties shall be planted with grass or other suitable ground cover to prevent erosion prior to issuance of the Certificate of Occupancy for any new buildings on the property

MOTION seconded by Ms. Carroll, unanimously carried.

c. 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

Mr. Rob Blanchette of Borghesi Building & Engineering appeared before the Commission, representing Wittman Robotics for their plant expansion. Mr. Leifert screen shared the site plans, and Mr. Blanchette gave a detailed presentation of the proposal and the landscaping to be provided.

Mr. Leifert read his memo to the Commission dated June 8, 2022.

MOTION by Mr. Perosino to APPROVE 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

With the following conditions and recommendations:

1. A grading easement should be granted to TMK Associates of Torrington, LLC for work on the adjacent property (91 Technology Park Drive) by the owner, Wittman Battenfeld Inc. for grading on the adjacent property. The easement shall be filed with the City Clerk prior to the issuance of a zoning permit for the project.
2. Per Paul Kundzins, City Engineer in his June 8, 2022 email, the anti-tracking pad in the center of the parking lot on the plans should be eliminated and a note shall be added to the final plan that all measures shall be taken to prevent tracking of sediment onto Commercial Boulevard and the city street shall be cleaned daily in the event of tracking issues.
3. It is recommended that the applicant follow the advice of Ray Drew, Public Works Director in his memo to the City Planner dated May 16, 2022 with respect to sewer discharge
4. It is recommended that the applicant follow the advice of Building Official Kevin Gillette contained in his letter to the City Planner dated May 13, 2022
5. It is recommended that the applicant follow the advice of Fire Marshal Edward Bascetta contained in his letter to the City Planner dated May 13, 2022 with respect to lock boxes and code compliance

6. 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. Two paper copies of the full approved plans including the engineer's stamp and chairman's signature box
 - b. One mylar copy of the full approved plan set 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.
7. Mylar sheets shall be filed by the applicant with the City Clerk after the signature of the Chairman and prior to the approval of zoning permits to begin construction.

MOTION seconded by Ms. Carroll, unanimously carried.

5. New Business:

- a. Site Plan 1412

Applicant:	Borghesi Building & Engineering
Location:	187 Commercial Blvd.
Proposal:	Site revisions to accommodate new drive-in overhead door

Allan Borghesi of Borghesi Building & Engineering appeared along with Jennifer Morgan, Norfolk, CT, of the lightning rod company that is occupying the site.

Mr. Leifert read portions of his memo to the Commission on outstanding items to be addressed, and he recommended tabling until the next meeting.

MOTION by Mr. Perosino to table this agenda item, seconded by Ms. Carroll, unanimously carried.

*****.

MOTION by Mr. Perosino to add an item to the agenda by 2/3rds vote:
 Discussion of Telecommunication Regulations, seconded by Ms. Carroll, unanimously carried.

Allan Borghesi of Borghesi Building & Engineering appeared and spoke of the fall zone requirement in the Zoning Regulations regarding cell towers. He stated not all towns in Connecticut have such a requirement for fall zones, and Mr. Borghesi wants this Commission to consider removing such fall zone requirements.

Mr. Leifert reviewed what the City of Torrington regulates, and what the State of Connecticut Siting Council regulates. Mr. Leifert reviewed the fifty percent reduction in the fall zone requirement can be allowable with a Special Exception approval.

Discussion followed between Commission members, Mr. Borghesi and Mr. Leifert regarding the purpose of the fall zone requirement. It is not so much the possibility of the actual cell tower structure falling, but other concerns such as ice build up on the towers, and ice build up breaking off the towers and being windblown onto parking lots, structures, etc. Mr. Leifert has rewritten telecommunication regulations for several towns in Connecticut.

Mr. Borghesi gave details of a parcel he owns, and how a potential cell tower could be built further back onto the property, allowing the front of the property to remain developable, if the fall zone area requirement is eliminated.

It was agreed that Mr. Leifert will review the Torrington regulations on telecommunication towers, and this topic will be discussed again at a future Commission meeting.

*****.

6. Correspondence:

a. Discussion about new Cannabis establishments regulations

Mr. Leifert screen shared a map regarding allowable areas, 500 foot setbacks, etc. Using the current medical marijuana overlay zones, with 500 foot setbacks may make the most sense. A map can provided showing setbacks to libraries, schools, child care centers, etc. The 1500 foot setback for advertising and signage was discussed.

Mr. Leifert provided further details, no offsite billboards will be allowed, and he noted there was a removal in the requirements from the State of Connecticut on number of establishments allowable. The individual town approves the location of such an establishment, and the State of Connecticut issues the actual license. This could be handled with established overlay zones, and through the Special Exception process.

The mapping and zones were discussed at length.

b. Zoning and Blight Violation update

Mr. Leifert stated the City's new Assistant City Planner, Nate Nardi-Cyrus, will appear at the future Commission meeting and provide an update on the Zoning and Blight Violations.

7. Adjournment:

MOTION by Mr. Perosino to adjourn at 8:22 p.m., seconded by Ms. Carroll, unanimously carried.