

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
June 9, 2021**

Present: Greg Mele, Chair
Donovan Riley, Member
Diane Carroll, Alternate
Starley Arias, Alternate
Thomas Telman, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Greg Perosino, Vice Chair
James Bobinski, Member
Donna Greco, Member

1. Call to Order:

Chair Greg Mele called the meeting to order at 7:00 p.m. in the City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT. The meeting is being held both in person and via Zoom online.

Instructions for Zoom are available online at:

www.torringtonct.org/zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/7959507035?pwd=MXAwcVIEenhIQUhtSXFsSGhYUnI0QT09>

1-646-558-8656

Meeting ID: 795-950-7035

Passcode: 907148

2. Attendance/Announcement:

Chair Mele announced present in person were Commissioners Diane Carroll and Greg Mele. Commission members present remotely via Zoom are: Donovan Riley, Starley Arias, and Tom Telman. City Planner Martin Connor was also present in person.

3. Minutes for Approval:

a. 5/26/21

MOTION by Ms. Carroll to accept the 5/26/21 minutes, seconded by Mr. Riley, unanimously carried.

4. 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

Chair Greg Mele opened the public hearing at 7:02 p.m. and stated serving this evening will be Commissioners Diane Carroll, Donovan Riley, Starley Arias, Tom Telman and Greg Mele. Also present is City Planner Martin Connor.

Ms. Carroll read the legal notice of public hearing.

Allan Borghesi, registered Connecticut Engineer and Chairman of Borghesi Building & Engineering Inc., appeared before the Commission. Mr. Borghesi gave a presentation of the proposal, stating traffic count, excellent location and little competition in the area make this a great site for the proposed use, off Route 8.

Mr. Connor read his memo to the Commission dated June 1, 2021. While it is not a requirement, Mr. Connor emphasized the importance of having an emergency generator on site. He is a Long Term Emergency Management Coordinator, and such a generator would be extremely important during storms and weather events for both gasoline, and access to food and milk at the convenience store.

Mr. Connor discussed a possible location on site for a future electric car charging station, and Mr. Borghesi thought against the building would be a good area for that consideration.

Mr. Connor said it was not made a condition of approval since it was shown on the map, but noted the merger of the two properties will be required, as the maps indicate.

Chair Mele opened the hearing for public comments in favor of the proposal, there were no comments.

Mr. Mele opened the hearing for public comments in opposition to the proposal.

Bob Leonard, 105 Highland Lake Road appeared and expressed concerns with added traffic, and that this area is headed to be another East Main Street. There is organized racing of motor cycles on Route 8, and this proposal could be a haven for the motorcycle riders and more noise in the area.

Mr. Borghesi said the development is not anticipated to expand beyond this area, due to the present zoning of the area. The traffic on Winsted Road and other area roads should be well within the maximum capacity levels.

Ms. Carroll inquired about the gasoline delivery hours. Mr. Borghesi responded he does not have that information for this proposal, but typically deliveries are made very early in the morning.

Mr. Mele noted this proposal has received a favorable recommendation from the Architectural Review Committee. Mr. Mele suggested calling the State Police if there are issues with racing or other concerns on Route 8.

The application is complete per Mr. Connor.

At 7:34 p.m. Mr. Mele declared the public hearing closed.

MOTION by Ms. Carroll to APPROVE 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 uses, including a drive-in window

With the following conditions and recommendation:

1. A Grading Permit shall be submitted and approved by the Zoning Officer prior to issuance of a Zoning Permit for the Project.
2. A bond estimate, prepared by the Project Engineer, shall be submitted for the cost of the installation and maintenance of the soil erosion and sediment controls as shown on the approved plans. The performance bond, in an amount approved by the City Planner's office and in a form acceptable to the Corporation Counsel, shall be submitted prior to issuance of the Grading Permit to cover the estimated costs of the E&S measures.
3. A Stormwater Management/Best Management Practice (BMP) Maintenance Agreement with the City of Torrington shall be filed on the Torrington Land Records per Section 7.4.2.D of the Regulations.
4. The applicant shall address the comments on the marked up plans from Paul Kundzins, P.E., Deputy Public Works Director/City Engineer contained in his email to Allan Borghesi 5/27/21.
5. The applicant shall address the comments contained in a memo to the City Planner from Ray Drew, WPCA Administrator dated 5/14/21.
6. The applicant shall address the comments contained in a memo to the City Planner from Jeremy Leifert, Assistant City Planner, dated 6/1/21.
7. It is recommended that the applicant follow the advice of Fire Marshal Edward Bascetta contained in his letter to the City Planner dated 5/14/21.

The Commission makes a finding that the general and specific conditions for Special Exception approval have been met.

MOTION seconded by Mr. Telman, unanimously carried.

5. Old Business:

None

6. New Business:

- a. Zoning and Blight Violation update
Mr. Connor noted there are no new major updates.

MOTION by Mr. Telman to add an item to the agenda by 2/3rds vote, seconded by Ms. Carroll, unanimously carried:

Resubdivision and Special Exception 21-06

Applicant: Allied Engineering Assoc., Inc.

Location: 501 – 501 Essex Court (Assessor Map 234 Block 002 Lot 006)

Proposal: Resubdivision, two lots; and multi-family residence in the R6 zone

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

7. Adjournment:

At 7:40 p.m., Motion by Ms. Carroll to adjourn, seconded by Mr. Riley, unanimously carried.

Land Use Office