

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
AUGUST 12, 2020**

Present: Greg Mele, Chair
Greg Perosino, Vice Chair
James Bobinski, Member
Donna Greco, Member
Donovan Riley, Member
Starley Arias, Alternate
Diane Carroll, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Tom Telman, Alternate

1. Call to Order:

7:00 p.m., Remote meeting via ZOOM online. (not held at City Hall building)

2. Attendance/Announcement:

3. Minutes for Approval:

a. 7/29/20

MOTION by Ms. Greco to approve the 7/29/20 minutes, seconded by Ms. Carroll, motion carried.

4. Public hearings scheduled for 7:00 p.m., Wednesday, August 12, 2020, remote meeting (not to be held at City Hall):

a. Special Exception 20-05 and Site Plan 1337
Applicant: O&G Industries, Inc., c/o Richard O. Warren
Location: 850 South Main Street
Assessor Map 114 Block 002 Lots 001 & 033
Assessor Map 235 Block 001 Lots 009 & 010
Proposal: Renewal of Special Exception 18-01, excavation, grading, filling to
Integrate contiguous parcels for future industrial uses; after
reclamation of former wash plant operation

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Chairman Greg Mele opened the public hearing and stated serving on the Commission this evening will be Commissioners Greg Perosino, Starley Arias, Donna Greco, Donovan Riley, James Bobinski, Diane Carroll and Greg Mele.

The legal notice of public hearing as published on the City's website was read into the record.

A presentation was given by the applicant, Richard O. Warren of O&G Industries, Inc.

Mr. Connor read his memo to the Commission dated July 29, 2020.

Mr. Mele opened the public hearing to the public for comments, either for or against the proposal.

There were no comments from the public.

Mr. Mele closed the public hearing.

MOTION by Mr. Perosino to APPROVE Special Exception 20-05 and Site Plan 1337

Applicant: O&G Industries, Inc., c/o Richard O. Warren

Location: 850 South Main Street, Assessor Map 114 Block 002 Lots 001 and 033; Assessor Map 235 Block 001 Lots 009 and 010

Proposal: Renewal of Special Exception 18-01, excavation, grading, filling to integrate contiguous parcels for future industrial uses; after reclamation of former wash plant operation, with the following conditions:

1. All mining operations, including drilling & blasting, crushing and screening shall be limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday. Operations, other than routine maintenance, shall not occur on Saturday or Sundays or on any of the following holidays: New Year's; Good Friday; Memorial Day; July 4th; Labor Day, Thanksgiving and Christmas.
2. No blasting shall occur on Saturdays, Sundays, or any of the following holidays: New Year's; Good Friday; Memorial Day; July 4th; Labor Day, Thanksgiving and Christmas. Blasting shall occur between the hours of 10:30 a.m. and 2:30 p.m. Blasting shall occur between the hours of 10:30 a.m. and 2:30 p.m.
3. A blast warning shall occur before any blasting.
4. O & G Industries, Inc. shall notify all adjoining property owners 72 hours prior to a blast. With the property owner's approval, this notification may be reduced to 24 hours.
5. Any property owner within one half mile of the subject property can also request that O & G Industries, Inc. notify them prior to a blast. O & G Industries, Inc. must honor this request. With the property owner's approval, this notification may be reduced to 24 hours.
6. O & G Industries, Inc. shall designate an individual to receive, handle and log complaints from neighbors. The record of these complaints shall be presented to the Planning and

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Zoning Commission at, or prior to, the public hearing on the renewal of the special exception.

7. The applicant’s Engineer shall provide a bond estimate for the estimated cost of all measures required to install and maintain the erosion and sedimentation controls as shown on the approved erosion and sedimentation control plan. The performance bond shall be in an amount approved by the City Engineer and it shall be in a form acceptable to the Corporation Counsel.

The Commission grants a waiver of the five acre maximum area of excavation in accordance with Section 6.4.5 E and approval of the two year earth excavation permit.

MOTION seconded by Ms. Greco, unanimously carried.

b. Resubdivision

Applicant: Shaun Quin

Location: 350 Hayden Hill Road (Assessor Map 243 Block 004 Lot 003)

Proposal: Two Lot Resubdivision

Chairman Greg Mele opened the public hearing and stated serving on the Commission this evening will be Commissioners Greg Perosino, Starley Arias, Donna Greco, Donovan Riley, James Bobinski, Diane Carroll and Greg Mele.

The legal notice of public hearing as published on the City’s website was read into the record.

A presentation was given by the applicant, Shaun Quin, and Dennis McMorrow of Berkshire Engineering and Surveying LLC of Bantam, CT.

Mr. Connor read his memo to the Commission dated August 12, 2020.

Mr. Mele opened the public hearing to the public for comments, either for or against the proposal.

Written testimony, questions and comments were received from neighboring property owners Jenifer Patrizi and Keith Percoski.

Mr. Mele closed the public hearing.

MOTION by Mr. Perosino to APPROVE Resubdivision

Applicant: Shaun Quin

Location: 350 Hayden Hill Road
(Assessor Map 243 Block 004 Lot 003)

Proposal: Two Lot Resubdivision

With the following conditions:

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1. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in a memo to the City Planner dated 7/31/20.
2. The applicant address the comments contained in a memo from Assistant Public Works Director / City Engineer, Paul Kundzins, contained in a memo to the City Planner dated 8/12/20.
3. The proposed iron pins that mark the lot corners shall be installed by a licensed surveyor prior to the filing of the Recording Resubdivision Map and Site Development Plan. A letter from the Surveyor shall be submitted to the Land Use Office by the surveyor indicating the pins have been properly installed.
4. The applicant’s attorney shall prepare the draft drainage easements for review and approval by the Assistant Public Works Director / City Engineer and Corporation Counsel. The approved drainage easement documents shall be filed on the Land Records along with the Recording Resubdivision Map and Site and Site Development Plan.
5. The shed in disrepair and junk on proposed lot 30A-2 shall be removed prior to the filing of the Recording Resubdivision Map and Site Development Plan.

The Commission hereby grants the following waivers:

1. A waiver from providing the State Plane Coordinates on the Resubdivision Map. The City’s GIS System provides the necessary information.
2. A waiver from providing sidewalks in accordance with Section 5.8 of the Subdivision Regulations.

MOTION seconded by Ms. Greco, unanimously carried.

5. Old Business:

- a. Special Exception 19-03 and Site Plan 1324
Applicant: TDF Enterprises LLC; Daniel J. Ferraina, Manager
Location: Notting Hill Gate and Wimbledon Gate North
Assessor Map 219 Block 001 Lots 85 and 48
Proposal: Construct four (4) buildings, 120 units total, fifty-five and over residential community
Section 6.8 – Multi-family Residences
Section 6.12 – Active Adult Housing
(public hearing closed 7/29/20)

Chairman Greg announced the public hearing has been closed. There will be no further testimony from the applicant or the public.

Mr. Connor read his memo to the Commission dated August 10, 2020.

The Commission discussed this proposal at length.

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Commissioner Jim Bobinski read his statement of findings into the record, summarizing his concerns with the size and design of the architecture and the compatibility with the adjacent Greenbriar community.

The Commission did not take action/vote on this matter this evening. The consensus of the Commission was to direct Mr. Connor to write a motion to deny for the Commission's review and consideration at the next Planning and Zoning Commission meeting. This agenda item will appear on the Commission's next meeting agenda for September 9, 2020.

6. New Business:

- a. Site Plan 1341
Applicant: Nedzat Dobrova
Location: 2177 Winsted Road
Proposal: Change of use to auto repair and used car sales (former industrial)

This item has been tabled until September 9, 2020.

- b. Site Plan 1342
Applicant: Garrett Homes LLC
Location: 1313 East Main Street
Proposal: Construct new 2288 sq. ft. restaurant, Chipolte

This application has been withdrawn, a new application for Special Exception has been filed today by the applicant and a public hearing has been set for September 9, 2020.

- c. Special Exception 20-06 and Site Plan 1343
Applicant: O&G Industries, Inc. c/o Richard O. Warren
Location: 3345 Winsted Road between Burr Mountain and Highland Lake Roads (Assessor Maps 242 & 241 Block 1 Lots 5, 8, 9, 10 & 11)
Proposal: Continue earth excavation, rock quarry; retail sales as an accessory Use (set public hearing date)

A public hearing has been scheduled for September 9, 2020.

- d. Enforcement Update - This item has been tabled until September 9, 2020.

7. Adjournment:

MOTION by Mr. Perosino to adjourn at 8:47 p.m., seconded by Ms. Greco, motion carried.