



CITY OF TORRINGTON  
CONSERVATION COMMISSION  
Meeting Minutes  
July 9, 2020 Regular Meeting

1. Call to Order: In response to the Governor's Executive Orders regarding COVID-19, this meeting is being held remotely using the ZOOM online meeting platform and is open for public viewing using the login information provided on the posted agenda.

Meeting called to order at 6:40 pm

2. Roll Call & Announcements: Members present: Tomasz Kalinowski, Robert DeMallie, Christine Altman staff Jeremy Leifert and Ken Hrica, professional engineer.

Members Absent: Dan McGuinness, Jim Federich

Members of the public: One member of the public logged into the remote meeting.

3. Minutes:

- a. June 11, 2020 Regular Meeting: **Motion to accept the minutes of the June 11, 2020 regular meeting as presented was made by T. Kalinowski and seconded by R. DeMallie. Motion passed unanimously.**

4. New Business:

- a. Torrington Fair Plaza, 1858 East Main Street

Review and comment on conservation easements and revised site plan review

Ken Hrica, professional engineer, presented plans to the commission showing modifications to plans that were previously approved by City Planning and Zoning and Inland Wetlands Commissions. The commissions previously approved site work to construct a parking lot and build to be used as a future bank in the northwest portion of the property across the access road from McDonalds on a levelled "pad" area. The modified plans propose to change to a restaurant use instead of a bank and to adjust the building location within the approved pad. No changes to the size or location of the proposed pad area are proposed. The engineer testified that there will be an approximately 800 square foot reduction in impervious cover in the new proposal. No changes are proposed to stormwater plans exiting the site. J. Leifert presented the conservation easement documents that were filed on the land records. The Conservation Commission is required under the Zoning and Inland Wetlands regulations, as the holder of easement, to confirm that all of the conditions and restrictions of the easements are compliant. J. Leifert went through the specific restrictions and stated that in his opinion, all requirements and restrictions are being met for the proposed modified plans. He recommended that the commission make a motion that the proposed development plans are in compliance with the conditions and restrictions of the conservation easements on the property.

**Motion to determine that the plans as proposed are in compliance with the conditions and restrictions of the conservation easements on the property at 1858 East Main Street and to allow**

**staff to submit notifications to the appropriate boards and commissions was made by T. Kalinowski and seconded by R. DeMallie. Motion passed unanimously.**

5. Old Business:

- a. Continued discussion/schedule for open space parcel inventory and data collection

No action has occurred on this item since the May Commission meeting, but staff will send out a list of smaller parcels that can be done by single commission members. J. Leifert stated that some notifications for the next set of parcels to be reviewed were sent out months ago before COVID, so the members and staff can pick up with those. He will review which parcels those were and send them out to the commission.

6. Communications: None

7. Adjournment:

**Motion to adjourn was made by T. Kalinowski and seconded by R. DeMallie. Motion passed unanimously.**

Meeting adjourned at 7:08 pm

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Jeremy Leifert, Asst. City Planner  
Staff to Conservation Commission  
*Cc: City Clerk, Mayor's Office*

## Jeremy Leifert

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**From:** Linda Poniatoski <linda.poniatoski@yahoo.com>  
**Sent:** Tuesday, July 28, 2020 2:17 PM  
**To:** Jeremy Leifert  
**Subject:** Inland Wetland Application

CAUTION: EXTERNAL EMAIL.

Jeremy -

Per our discussion today, please add our request for drainage on our property at 50 Persechino Drive to the 8/13/2020 meeting agenda. It is our understanding that the property contains a conservation land restriction requiring presentation to the committee prior to review of our application.

If you require additional information, please let us know.

Thank you for your assistance during this process. It is very much appreciated!

Linda Poniatoski  
860-305-3251

Sent from my iPad

UNIQUE ID: 14012

TORRINGTON2019

DATE PRINTED: 08/11/2020

LOCATION: 50 PERSECHINO DR MAP/BLOCK/LOT: 132/001/031 ZONING: R10S CARD NO: 1

911 ADDRESS: OWNER OF RECORD: VOLUME / PAGE DATE SALES TYPE VALID SELLING PRICE

PONIATOSKI RAYMOND J JR & LINDA SURY TORRINGTON CT 06790 0718 0756 Apr/04/2000 YES 58,000

PERSECHINO SALVATORE PRIOR OWNER HISTORY 0558 0924 Aug/07/1992 NO 0

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY Revaluation Date: 10/01/2008

PERMIT NUMBER	DATE	COST	NEW HSE	STATUS	% COMP	CO ISSUED	DATE OF CERT	REASON FOR CHANGE
00-199A	Jun/16/2000	141,000	NO	Closed	100			NEW 2 STORY DWELLING

NEIGHBORHOOD CODE	INSPECTED BY	CENSUS	DEV MAP	DEV LOT	TOTAL LAND VALUE	TOTAL BUILDING VALUE	TOTAL OUTBUILDING VALUE	TOTAL MARKET VALUE
5	JH	3105	3978/4		47,375	234,186	0	281,561

ACRES	LAND VALUE	LAND EXCLUDING 490	INFLUENCE FACTORS	490 VALUATION	LAND SUMMARY
0.00					

HOUSE LOT	FRONT ACRES	REAR ACRES	EXCESS ACRES	TOTAL INFLUENCE	0	TOTAL	0.00

ASSESSMENT HISTORY (PRIOR YEARS AS OF OCT 1)	2019	2018	CODE	QUANTITY	VALUE	CODE	QUANTITY	VALUE
Current	33,160	36,840	11	1.00	33,070	12	0.05	90
Land	163,930	173,930	13	1.00	163,930			
Building	0	0						
Outbuilding	197,090	210,770						
Total								

STATE ITEM CODES: Farm 0.00, Swamp 0.00, Forest 0.00, Land Value 0, Land Excluding 490 0, 490 Land 0, Final Land Value 0

COMMENTS: TEMP CO ISSUED 12/20/00 90% COMPLETE ON PERMIT #00-199 5/15/2001 100% COMPLETE 2007 PER PZ CHING TO R10S

LOCATION: 50 PERSECHINO DR

911 ADDRESS:

MAP/BLOCK/LOT: 132/001/031

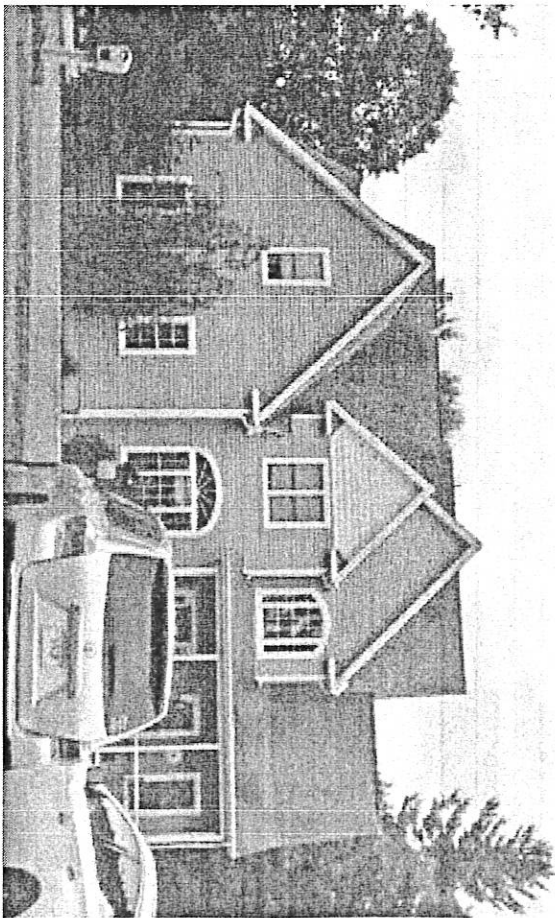
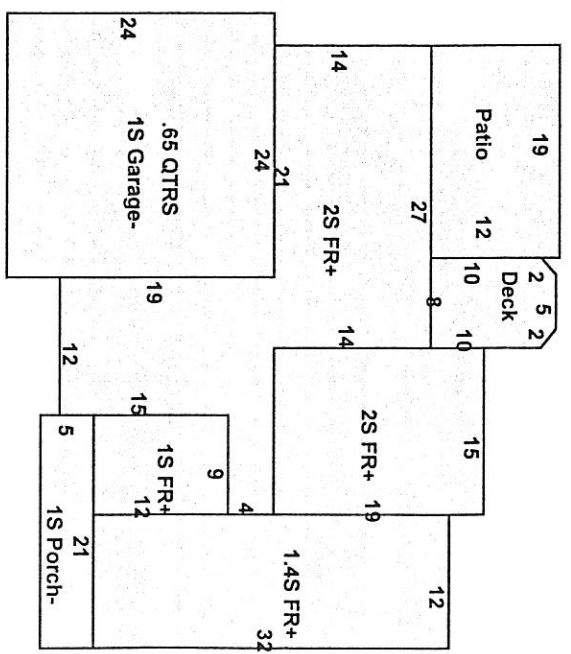
GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE						
BUILDING USE	Single Family								
OVERALL CONDITION	Average								
CLASS	10								
STORIES	2.00								
DESIGN (STYLE)	Colonial								
CONSTRUCTION	Wood Frame								
YEAR BUILT	2000								
PERCENT COMPLETE	100								
SEWER UNITS	1.00								
<b>FOUNDATION</b>									
BASEMENT GRADE	Average								
BASEMENT AREA	1,424								
BASEMENT FINISH	300								
BASEMENT WALLS	Concrete								
OUTSIDE ENTRY	Yes								
BUILT IN GARAGE BAYS	0								
EVIDENCE OF									
<b>HVAC</b>									
HEATING	Hot Water								
FUEL	Oil								
COOLING %	100								
<b>INTERIOR</b>									
FLOORS	Carpet								
BATH FLOORS									
WALLS	Drywall								
TRIM	0								
FIREPLACES	1								
WOOD STOVES	0								
EXTRA FIXTURES	0								
<b>EXTERIOR</b>									
EXTERIOR	Vinyl								
ROOF	Arch Shingles								
GUTTERS									
FINISHED AREA	ROOMS	BEDROOMS	KITCHENS	FULL BATHS	HALF BATHS				
2,880	9	3	1	3	0				
<b>ROOM LAYOUT</b>									
	KTN	DR	LR	BDR	FR	AUX	TOTAL	FBATH	HBATH
BSMT	0	0	0	0	0	0	0	0	0
1ST FLR	1	1	1	0	1	1	5	1	0
2ND FLR	0	0	0	3	0	1	4	2	0
3RD FLR	0	0	0	0	0	0	0	0	0
TOTAL	1	1	1	3	1	2	9	3	0

**ATTACHED OUTBUILDING COMPUTATIONS**

GRADE FACTOR	ECONOMIC DEPR %	PHYSICAL DEPR %	FUNCTIONAL DEPR %
0	0	16	0

**ATTACHED OUTBUILDING COMPUTATIONS**

TYPE	AREA	VALUE
Garage	570	14,364
Porch	105	1,980
Deck	89	0
Patio	227	2,530

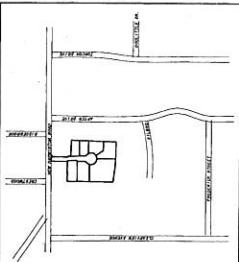


DETACHED OUTBUILDING COMPUTATIONS

TYPE	YR BLT	AREA VALUE	TYPE	YR BLT	AREA VALUE

4145

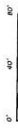
LOCATION MAP



MAP REFERENCES:

1. "CONNECTION SIZE HIGHWAYS DEPARTMENT RIGHT OF WAY MAP, TOWN OF TORRINGTON, NEW HARWINTON RD., FROM EAST MAIN ST. SOUTHEASTERLY ABOUT 2340' scale 1" = 40'; sheet H 1
2. "FINAL PLAN, ADJER ESTATES, PROPERTY OWNED BY SILVIO F. BERTI & BRUNO F. LEONARDI, ADJER DR. CARROLL DR., FRENCH ST., TORRINGTON, CT. scale 1" = 40'; Oct 1967 by E.W. Whittemore
3. "PLAN OF DRAINAGE SYSTEM INSTALLED FOR ADJER DR., TORRINGTON, CT., scale 1" = 50' July 1950 by W.A. Williston
4. "PLAN OF PROPERTY OWNED BY JACOB ADJER ON NEW HARWINTON RD., TORRINGTON, CT. scale 1" = 40' Nov 16, 1950, by W.A. Williston
5. SUBDIVISION PROPERTY OWNED BY SALVATORE PERSECHINO, NEW HARWINTON RD. scale 1" = 40' Sept 1977 by J.J. Bosis

OWNER / APPLICANT  
SALVATORE PERSECHINO  
SYLVIA H. NITKIN



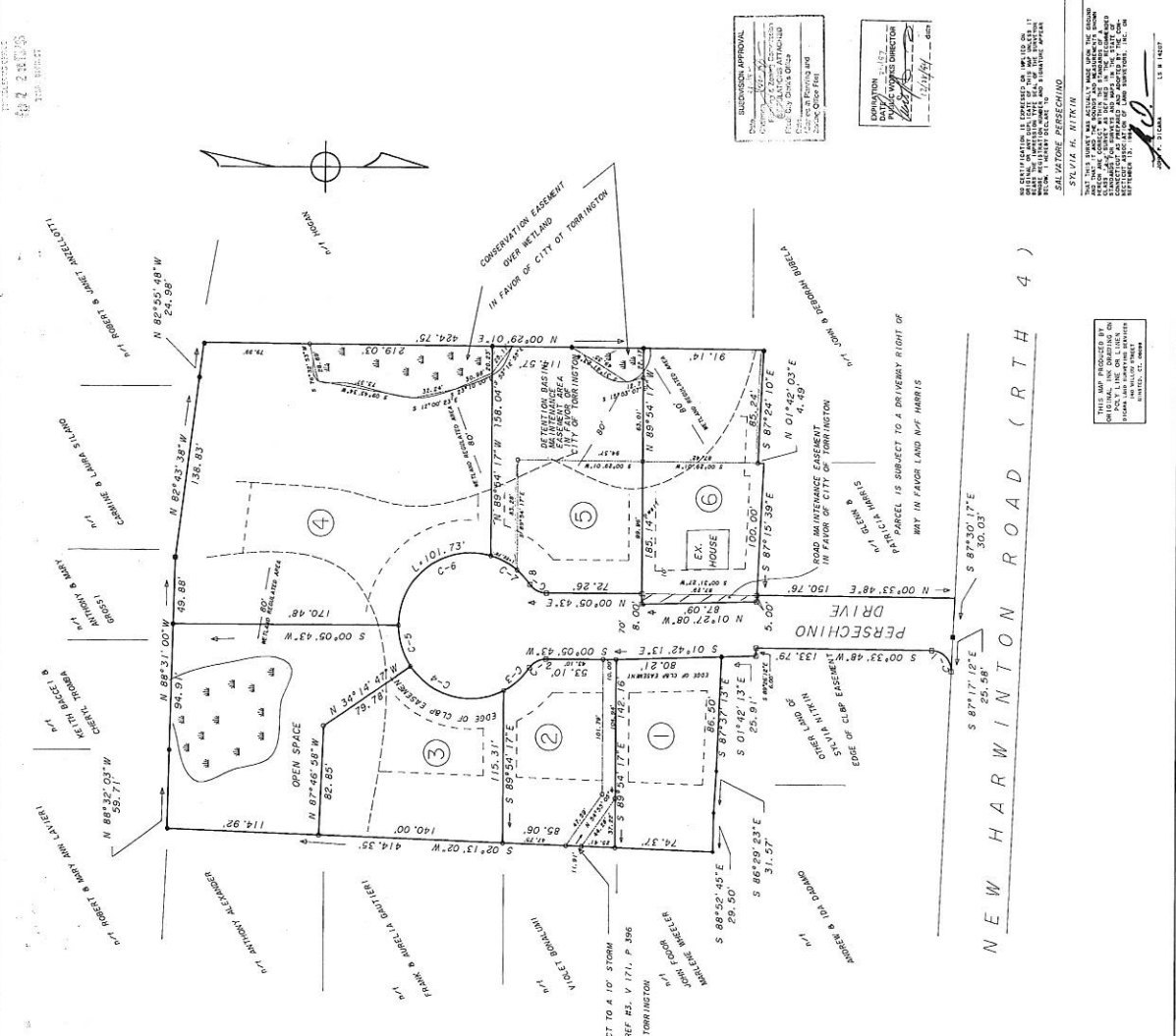
REVISION BY PLANNED CORP. SEELECTS BOND NOTATION AND SUPPLEMENTED MAP 42576

**DICORA LAND SURVEYING SERVICES**  
WINSTED, CONNECTICUT

**SUBDIVISION MAP**  
SALVATORE PERSECHINO  
SYLVIA H. NITKIN  
NEW HARWINTON RD. (P. 23) TORRINGTON, CT.

DATE	NOV 1977	SCALE	1" = 40'
PROJECT NO.	89519	LOT NO.	802-4
CLIENT	PERSECHINO	SECTION	15-875
DATE	NOV 1977	SCALE	1" = 40'

4145



UNDESIGNED APPROVAL  
Sylvia H. Nitkin  
Sylvia H. Nitkin  
Sylvia H. Nitkin  
Sylvia H. Nitkin

EXEMPTION  
Sylvia H. Nitkin  
Sylvia H. Nitkin  
Sylvia H. Nitkin  
Sylvia H. Nitkin

THIS MAP WAS PREPARED BY PLANNED CORPORATION, PINE, CALIFORNIA, UNDER THE CLOSE SUPERVISION OF THE ENGINEER, SALVATORE PERSECHINO, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 10000, STATE OF CONNECTICUT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE MAP ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND AS OF THE DATE OF THE SURVEY. THE ENGINEER HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT LOTS AND HAS FOUND THAT THE MAP ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND AS OF THE DATE OF THE SURVEY.

THIS PROJECT TO BE SERVICED BY CITY SEWER

**CURVE DATA**

CURVE	RADIUS	ARC	CHORD
C-1	15.00	24.13	92-30-49
C-2	15.00	24.13	92-30-49
C-3	15.00	24.13	92-30-49
C-4	15.00	24.13	92-30-49
C-5	15.00	24.13	92-30-49
C-6	15.00	24.13	92-30-49
C-7	15.00	24.13	92-30-49
C-8	15.00	24.13	92-30-49

**LOT SUMMARY**

LOT NO.	LOT AREA	10000 SF	R I O ZONE
LOT # 1	1160 SF	10000 SF	R I O ZONE
LOT # 2	1570 SF	10000 SF	R I O ZONE
LOT # 3	1570 SF	10000 SF	R I O ZONE
LOT # 4	4580 SF	10000 SF	R I O ZONE
LOT # 5	1730 SF	10000 SF	R I O ZONE
LOT # 6	2130 SF	10000 SF	R I O ZONE
OPEN SPACE	2130 SF	10000 SF	R I O ZONE

THIS PARCEL IS SUBJECT TO A 10' STORM SEWER EASEMENT, MAP REF. 83, V. 171, P. 396 IN FAVOR OF CITY OF TORRINGTON

**OPEN SPACE COMPLIANCE**

TOTAL AREA - 16000 SF	ALLOTTED
OPEN SPACE	2130
required area	5980
non-residential area	12410

- MONUMENTATION**
- MONUMENT FOUND
  - MONUMENT TO BE SET
  - FROM P.M. FOUND
  - FROM P.M. TO BE SET

APPROVED BY PLANNING & ZONING COMMISSION TOWN OF TORRINGTON

DATE \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_

4145

4145

# Town of Torrington, CT



## Legend

- Address Points
- Parcels
- Town Boundary
- Utility Poles Streetlights
- Utility Poles
- Transmission\_Towers
- Electric\_Transmission\_Lines
- Sanitary Meter Stations
- Sewer manholes
- Sewer Repair Locations
- Sanitary Pump Stations
- Sanitary Pump Repeaters
- Sewer Gravity Mains
- WPCA Buildings
- WPCA Property
- Sanitary\_subbasins
- Storm Manholes
- Storm Inlets
- Catchbasin

## Location

## Notes

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

