

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
August 18, 2021**

Present: Greg Mele, Chair (in person)
Greg Perosino, Vice Chair (via Zoom)
Starley Arias, Alternate (via Zoom)
Diane Carroll, Alternate (via Zoom)

Also Present: Martin Connor, AICP, City Planner (in person)

Not Present: Donovan Riley, Member
James Bobinski, Member
Donna Greco, Member
Thomas Telman, Alternate

1. Call to Order:

Chair Greg Mele called the meeting to order at 7:02 p.m. and stated this meeting will be 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

Join Zoom Meeting

<https://us02web.zoom.us/j/7959507035?pwd=MXAwcVIEenhIQUhtSXFfsSGhYUnl0QT09>

1-646-558-8656

Meeting ID: 795-950-7035

Passcode: 907148

2. Attendance/Announcement:

Chair Greg Mele announced serving on the Commission this evening in person is Greg Mele. Attending via Zoom are Commissioners Greg Perosino, Starley Arias and Diane Carroll. Also in attendance in person this evening is City Planner Martin Connor.

3. Minutes for Approval:

a. 7/21/21

MOTION by Mr. Perosino to approve the 7/21/21 minutes, seconded by Mr. Arias, unanimously carried.

4. Public Hearing scheduled for 7:00 p.m., Wednesday, August 18, 2021; City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT:

- a. 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

Chair Mele announced the public hearing will not take place this evening. At the applicant's request, the public hearing has been continued to 7:00 p.m. on September 8, 2021.

5. Old Business:

- 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 (public hearing closed on 7-21-21)

Chair Mele announced the public hearing was closed on July 21, 2021.

Mr. Connor read his memo to the Commission dated August 10, 2021.

Mr. Mele read the motion:

APPROVE 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 (public hearing closed on 7-21-21)

The Commission makes a finding that the the Special Exception application for a 4 unit multifamily dwelling on Parcel B meets the general and specific standards for Special Exception Approval with the following conditions and recommendation:

1. Prior to obtaining a Zoning Permit for construction of a multifamily dwelling on Parcel B, the applicant shall submit a revised Site Development Plan for the Planning & Zoning Commission approval that:
 - a. Addresses the comments from Assistant City Planner, Jeremy Leifert, AICP, contained in his memo to the City Planner dated 6/30/21.
 - b. Addresses the comments from Assistant Public Works Director / City Engineer, in an e-mail memo to the City Planner dated 6/15/21.
 - c. Addresses the comments from Public Works Director Ray Drew in a memo to the City Planner dated 6/25/21
2. It is recommended that the applicant follow the advice of Fire Marshal Ed Bascetta contained in his letter to the City Planner dated 6/25/21.

MOTION to APPROVE made by Ms. Carroll, seconded by Mr. Perosino, unanimously carried.

6. New Business:

- a. Site Plan 1382
 - Applicant: Fuel Cell Energy, c/o Michael Lisowski
 - Location: 539 Technology Park Drive
 - Proposal: Fuel Cell test facility upgrade

Mr. Derek Phelps of Fuel Cell Energy appeared via Zoom and introduced other members of Fuel Cell Energy who worked on this project.

Mr. Phelps gave a presentation of their proposal.

Mr. Connor read his memo dated August 11, 2021 to the Commission.

Mr. Phelps answered questions from Commission Members.

Mr. Mele read the motion:

APPROVE Site Plan 1382
Applicant: Fuel Cell Energy, c/o Michael Lisowski
Location: 539 Technology Park Drive
Proposal: Fuel Cell test facility upgrade

MOTION to APPROVE made by Ms. Carroll, seconded by Mr. Perosino, unanimously carried.

Mr. Phelps thanked the Commission, and expressed his appreciation for the help and guidance of City Planner Martin Connor and the City of Torrington Mayor.

- b. Discussion, possible future Zoning Regulation Changes:
 - 1. New Section, Wireless Communication Facility
 - MOTION by Ms. Carroll to set a public hearing date of October 13, 2021, seconded by Mr. Arias, unanimously carried.
 - 2. Section 5.1 Accessory Apartments, Amendments per CT PA 21-29
 - MOTION by Mr. Perosino to set a public hearing date of October 13, 2021, Seconded by Ms. Carroll, unanimously carried.
 - 3. Section 5.19; Temporary and Limited Moratorium on Cannabis Establishments
 - MOTION by Ms. Carroll to set a public hearing date of September 8, 2021, Seconded by Mr. Perosino, unanimously carried.

c. Zoning and Blight Violation update

Mr. Perosino noted on the 170 Red Oak Hill violation, the Court has recently ruled this property will go back to auction in October 2021.

7. **Correspondence:**

a. Army Corps of Engineers, letter dated 8-9-21 re Greenbrier Estates, Wimbledon Gate and Notting Hill Gate

Mr. Connor noted there had been discussion at past Commission meetings about the status of Army Corps decisions at this site. This letter is included as an update for Commission members, and there is no action for Commission members to take on this agenda item.

8. **Adjournment:**

MOTION by Mr. Perosino at 7:37 p.m. to adjourn, seconded by Ms. Carroll, unanimously carried.

Land Use Office