

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
August 24, 2022**

Present: Greg Mele, Chair
Greg Perosino, Vice Chair
Donovan Riley, Member
Donna Greco, Member
Starley Arias, Alternate
Tom Telman, Alternate

Also Present: Jeremy Leifert, AICP; City Planner
Nate Nardi-Cyrus, Asst. City Planner (arrived 7:30 p.m.)

Not Present: Jim Bobinski, Member
Diane Carroll, Alternate

1. Call to Order:

Chair Greg Mele called the meeting to order at 7:00 p.m. Attendance is by Zoom or in-person at City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT.

2. Attendance/Announcement:

Chair Mele announced present and serving on the Commission in person this evening are Greg Perosino and Donna Greco. Commissioners serving remotely this evening are Donovan Riley, Starley Arias and Tom Telman. Also present in the auditorium is Jeremy Leifert, City Planner. (Nate Nardi-Cyrus, Asst. City Planner arrived 7:30 p.m.)

3. Minutes for Approval:

a. 7/20/22

MOTION by Mr. Perosino to approve the 7/20/22 minutes, seconded by Ms. Greco, motion carried.

4. Public Hearings beginning at 7:00 p.m., August 24, 2022 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT

a. Special Exception 22-06 and Site Plan 1415
Applicant: Prospect Investments Group LLC
Location: 110 Scoville Street
Proposal: Building addition to existing motor vehicle repair facility,
Expansion of non-conforming structure

At 7:05 p.m. Chair Mele opened the public hearing and stated serving on the Commission this evening will be Greg Perosino, Donovan Riley, Donna Greco, Starley Arias, Tom Telman and Greg Mele. Also present is Jeremy Leifert, City Planner.

Ms. Greco read the legal notice publication.

Bill Colby, PE, of Colby Engineering, Goshen, CT appeared representing the applicant. He verified that the public hearing sign was properly posted and submitted neighborhood notification receipts. Mr. Colby screen shared the site plans, maps. Mr. Colby gave a presentation, the bays are to be expanded as well as the parking lot, with pervious pavers.

Mr. Leifert read this memo to the Commission dated August 24, 2022.

Mr. Mele opened the hearing for comments from the public in favor of the proposal; there were none. Mr. Mele opened the hearing for comments from the public in opposition to the proposal, there were none. At 7:22 p.m. Chair Mele closed the public hearing.

MOTION by Ms. Greco to APPROVE Special Exception 22-06 and Site Plan 1415

Applicant: Prospect Investments Group LLC

Location: 110 Scoville Street

Proposal: Building addition to existing motor vehicle repair facility,
Expansion of non-conforming structure

with the following conditions and recommendations:

1. It is recommended that the applicant follow the advice of Assistant City Planner Nate Nardi-Cyrus in his July 21, 2022 email to the City Planner, specifically regarding landscaping
2. The applicant shall follow the requirements outlined by Fire Marshal Edward Bascetta contained in his August 18, 2022 letter to the City Planner
3. The applicant shall follow all WPCA requirements as outlined by Ray Drew, Public Works Director contained in his July 19, 2022 memo to the City Planner
4. It is recommended that the applicant follow the advice of Building Official Kevin Gillette contained in his letter to the City Planner dated July 19, 2022
5. The applicant shall add information to the zoning table regarding the total current building area and the size of the addition to show that the addition meets the requirement in section 5.12.3.A in the plans submitted for filing
6. The applicant shall perform regular maintenance as necessary to the pervious pavers proposed on the plans to ensure proper functioning.
7. 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.
 - c. 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 Mr. Perosino, unanimously carried.

- b. Proposed Amendments to City of Torrington Zoning Regulations
Applicant: Torrington Planning and Zoning Commission
Proposal: 1. Proposed amendments to Sections 3.1 and 4.16, Recreational Cannabis
2. Repeal Temporary and Limited Moratorium on Cannabis Establishments, Section 5.19
Public Hearing continued from July 20, 2022

At 7:25 p.m. Chair Mele opened the continued public hearing and stated serving on the Commission this evening will be Greg Perosino, Donovan Riley, Donna Greco, Starley Arias, Tom Telman and Greg Mele. Also present is Jeremy Leifert, City Planner.

Mr. Leifert has a list of definitions regarding cannabis, which was pulled from the moratorium language. These definitions were briefly reviewed and are in the file.

Mr. Perosino spoke of the funding the City is to receive, and the use towards addiction services.

Mr. Mele opened the public hearing for comments in favor of the proposal, there were none.

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

Tom Kandefer, Winsted Road, Torrington, CT appeared in opposition. He commended this Commission on the process thus far, and the opportunity for the public to speak. Mr. Kandefer outlined his objections to this proposal.

No other public comments.

At 7:41 p.m., Mr. Mele declared the public hearing closed.

MOTION by Ms. Greco to APPROVE Proposed Amendments to City of Torrington Zoning Regulations

Applicant: Torrington Planning and Zoning Commission
Proposal: 1. Proposed amendments to Sections 3.1 and 4.16, Recreational cannabis
2. Repeal temporary and limited moratorium on cannabis Establishments, Section 5.19

The effective date of the Zoning Regulation amendments shall be the day after publication of the legal notice of decision.

MOTION seconded by Mr. Perosino, unanimously carried.

5. **Old Business:**

none

6. New Business:

- a. Proposed Zone Map Change
Applicant: Florence Thibault
Location: 601 South Main Street
Proposal: Change Zone to LB, Local Business (currently R6)
Set public hearing date

MOTION by Mr. Perosino to set a public hearing date of September 21, 2022, seconded by Ms. Greco, unanimously carried.

- b. Affordable Housing Plan - Draft Presentation – Jocelyn Ayer, Consultant Planner

Ms. Jocelyn Ayer, Director, Litchfield County Center for Housing Opportunity, consulting planner, appeared. Ms. Ayers presented the Draft City of Torrington Housing Affordability Plan 2022-2027 and slide show for the Commission’s consideration.

Mr. Leifert read his memo to the Commission recommending adoption of this Plan.

MOTION by Ms. Greco to make a favorable recommendation to City Council on the proposed adoption of Torrington 2022-2027 Housing Affordability Plan.

The Planning and Zoning Commission makes a finding that the proposed “City of Torrington Housing Affordability Plan 2022-2027” is consistent with the goals, recommendations and strategies of the Torrington Plan of Conservation and Development, effective August 27, 2019. The Commission authorizes the City Planner to issue a memorandum to the City Council to recommend the adoption of the Plan.

Motion seconded by Mr. Telman, unanimously carried.

- c. Discussion – possible amendments to wireless communication regulations

Allan Borghesi, Chairman of Borghesi Building and Engineering appeared before the Commission with his comments regarding the current wireless regulations in Torrington. There is a gap in service in the Winsted Road and Commercial Blvd. area, and suitable land for a wireless tower. The fall zone Torrington requires allows no buildings or construction in this area, which will prevent commercial development in a fall zone area. Mr. Borghesi requested the Commission consider revising the regulations regarding these mandatory fall zones. He noted other towns and sites that do not have such a regulation.

Discussion ensued between Commission members and Mr. Borghesi. Mr. Riley inquired if this would affect obtaining property insurance for buildings in the fall zone area. Mr. Mele noted newer designed towers are now engineered to collapse upon themselves.

It was the consensus of the Commission to move forward with possible changes to this section of the regulations. Mr. Leifert said he will put this matter on the list of amendments to be considered in the commercial and industrial zones.

- d. Site Plan 1418
Applicant: Keystone Place at Newbury Brook LLC
Location: 1058 Litchfield Street
Proposal: Addition to existing congregate care facility

Ken Hrica, PE, of Hrica Engineering Associates appeared representing the applicant. Mr. Hrica provided architectural drawings, elevations and site plans and provided a history of approvals at this site. The previously first approved plan was for a much larger building, and then a minor modification was approved for a reduced size.

This new proposed two additions to the building will still be significantly smaller than what was originally approved by the Planning and Zoning Commission. Mr. Hrica answered questions from Commission members.

Mr. Leifert read his memo to the Commission dated August 24, 2022.

MOTION by Ms. Greco to APPROVE Site Plan 1418

Applicant: Keystone Place at Newbury Brook LLC
Location: 1058 Litchfield Street
Proposal: Addition to existing congregate care facility

1. It is recommended that the applicant follow the advice of Assistant City Planner Nate Nardi-Cyrus in his August 23, 2022 email to the City Planner, specifically regarding landscaping
2. The applicant shall follow the requirements outlined by Fire Marshal Edward Bascetta contained in his August 23, 2022 letter to the City Planner
3. The applicant shall follow all WPCA requirements as outlined by Ray Drew, Public Works Director contained in his August 23, 2022 memo to the City Planner
4. 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 on the title page
 - a. One mylar copy of the following plan sheets for filing with the City Clerk in accordance with section 8.4.3.P of the zoning regulations:
 - Site Grading Plan
 - Site Drainage and Utility Plan
 - Sediment and Erosion Control Plan
 - Landscape and Lighting Plan

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. 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 Mr. Perosino, unanimously carried.

- e. Site Plan 1419
Applicant: BL Companies on behalf of the City of Torrington Board of Education
Location: 800 Charles Street (Torrington School)
Proposal: New driveway for student pickup/drop off

Suz King from BL Companies appeared on behalf of the City of Torrington Board of Education. Mr. John Barlow of the Board of Education was also present and Sue Lubomski, Superintendent.

Ms. King presented the site plan, current conditions and proposed improvements to the driveway area for student drop off and pick up. Details of the changes to be made to the driveway entrance to the house. Discussion followed.

Mr. Leifert read his memo to the Commission dated August 24, 2022.

MOTION by Ms. Greco to APPROVE Site Plan 1419

Applicant: BL Companies on behalf of the City of Torrington Board of Education

Location: 800 Charles Street (Torrington School)

Proposal: New driveway for student pickup/drop off
with the following conditions and recommendations:

1. It is recommended that the applicant follow the advice of Assistant City Planner Nate Nardi-Cyrus in his August 23, 2022 email to the City Planner with regard to landscape plantings
 2. The applicant shall follow comments of Paul Kundzins, City Engineer, with respect to driveway width in his August 24, 2022 email to the City Planner
 3. The applicant shall follow all requirements of Police Traffic Sergeant Dustin Baldis for signage in accordance with his August 18, 2022 email to the City Planner
 4. 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 on the title page.
 - b. One mylar copy of the following plan sheets for filing with the City Clerk in accordance with section 8.4.3.P of the zoning regulations:
 - Site Plan
 - Grading and Drainage PlanEach 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.
 - c. Final copies of paper and mylar plans shall include modifications required in items 1-3 above.
Mylar sheets shall be filed by the applicant with the City Clerk after the signature.
- MOTION seconded by Mr. Perosino.

7. Correspondence:

- a. Zoning and Blight Violation update

Mr. Leifert noted two items in litigation at the moment, being handled by the Corporation Counsel Office.

Nate Nardi-Cyrus, Asst. City Planner appeared before the Commission and reviewed his updated Zoning Violation Report. Mr. Telman noted the site at 814 New Litchfield Street, and Mr. Leifert stated Mr. Nardi-Cyrus will follow up on this potential violation.

8. Adjournment:

MOTION by Mr. Telman to adjourn at 9:09 p.m., seconded by Mr. Perosino, unanimously carried.