

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
September 21, 2022**

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

Also Present: Jeremy Leifert, AICP; City Planner

Not Present: Greg Perosino, Vice Chair  
Jim Bobinski, Member

**1. Call to Order:**

Chair Greg Mele called the meeting to order at 7:01 p.m. Attendance is by Zoom or in-person at City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT.

**2. Attendance/Announcement:**

Chair Greg Mele announced present and serving in person are Commissioners Donna Greco and Greg Mele. Present and serving via zoom on-line are Commissioners Tom Telman, Donovan Riley, Starley Arias and Diane Carroll. Also present in person is Jeremy Leifert, City Planner.

**3. Minutes for Approval:**

- a. 8-17-22 Special Meeting Minutes  
MOTION by Diane Carroll to table the 8-17-22 Special Meeting Minutes, seconded by Mr. Riley, unanimously carried.
- b. 8-24-22 Minutes  
MOTION by Mr. Riley to approve the 8-24-22 minutes seconded by Ms. Greco, motion carried with Ms. Carroll abstaining from voting.

**4. Public Hearing beginning at 7:00 p.m., September 21, 2022 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT**

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

Mr. Mele stated the public hearing will not be opened as there is a notice defect, Mr. Leifert noted the public hearing sign was not posted.

5. **Old Business:**

none

6. **New Business:**

- a. Proposed Zone Map Change  
Applicant: The Charlotte Hungerford Hospital  
Location: 1215 New Litchfield Street  
Proposal: Change Zone to LB, Local Business (currently R6)

MOTION by Ms. Carroll to set a public hearing date of October 26, 2022, seconded by Ms. Greco, unanimously carried.

- b. Re-Subdivision Application  
Applicant: Keith Bodwell, P.E., L.S.  
Location: Alvord Park Road, Assessor's Map 135, Block 003, Lot 052  
Proposal: Three lot re-subdivision of a 4.1 acre parcel in the IP zone

MOTON by Ms. Carroll to set a public hearing date of October 26, 2022, seconded by Ms. Greco, unanimously carried.

- c. Site Plan Application #1421  
Applicant: Dibble Street Associates, LLC  
Location: 1565 East Main Street  
Proposal: Site Plan/Change of Use from former Auto Storage Lot to Retail Storage Shed Sales

The applicant was not present. Mr. Leifert has sent a memo on this proposal to the Commission members, and an Inland Wetlands Permit will be necessary. No comments from City Staff have been received yet.

MOTION by Mr. Telman to table this agenda item, seconded by Ms. Carroll, unanimously carried. **(the applicant appeared later in the evening, and the agenda item was discussed later on in meeting)**

- d. Special Exception #22-07, Site Plan #1422  
Applicant: Pinbro Associates, LLC  
Location: 887 & 895 Migeon Avenue  
Proposal: New construction of self-storage units

MOTION by Ms. Carroll to set a public hearing date of October 26, 2022, motion seconded by Mr. Telman, unanimously carried.

- e. Site Plan Application #1423
  - Applicant: Ryan Batchelder
  - Location: 1050 East Main Street
  - Proposal: Site Plan/Change of Use of a portion of the property from single family use to carry-out food service and vehicle storage use

Keith Bodwell of Bodwell Engineering and Ryan Batchelder appeared before the Commission and gave a presentation. It was noted that the existing gravel is over the property line, and will need to be moved back. Ms. Carroll questioned the site line, and Mr. Bodwell responded the gravel will be pulled back, and the truck will be properly placed, which will address site line issues.

Mr. Batchelder said the existing house on the lot will be turned into an Air bnb. Mr. Leifert verified this would still be a single family use.

Mr. Leifert read a list of items that will need to be addressed. Plans will be updated to address items as noted by Mr. Leifert.

This agenda item is tabled until the next Commission meeting.

- c. Site Plan Application #1421
  - Applicant: Dibble Street Associates, LLC
  - Location: 1565 East Main Street
  - Proposal: Site Plan/Change of Use from former Auto Storage Lot to Retail Storage Shed Sales

The applicant's representative Allan Borghesi was now present, and gave a presentation of his proposal, providing site details. He stated this is a good temporary use of the property.

Mr. Leifert highlighted a few items on the plans that need to be addressed. Staff reviews are pending, as well as an Inland Wetlands Agent Determination.

MOTION by Mr. Telman to table this agenda item, seconded by Ms. Greco, unanimously carried.

- f. Discuss proposed drafts for text amendments to the Zoning Regulations
  1. Section 6, amend section to remove Downtown District maximum residential densities
  2. New section, Special Events

The Commission and Mr. Leifert reviewed these two proposed text amendments.

Mr. Mele suggested preparing a map showing all the five plus acre sites in town, for the Commission to review for the Special Events section of the regs discussion.

MOTION by Ms. Greco to set a public hearing date of October 26, 2022, for Section 6, amend section to remove Downtown District maximum residential densities. Motion seconded by Ms. Carroll, unanimously carried.

Mr. Leifert will provided more information on New Section, Special Events. This item tabled until October 26, 2022.

**7. Correspondence:**

a. Zoning and Blight Violation update

Mr. Leifert updated the Commission on the violation matter on 446 Newfield Road, illegal pig rescue farm. This matter was initially brought forward by the Animal Control unit. The matter is in court now, and a resolution should be forthcoming soon.

Brief discussion on Air bnb uses. Mr. Leifert noted short term rentals are not regulated by this Commission. If there are many concerns, another review of this matter could happen.

**8. Adjournment:**

MOTION by Ms. Carroll to adjourn at 7:57 p.m., seconded by Ms. Greco, motion unanimously carried.