

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MEETING AGENDA  
January 17, 2024**

**1. Call to Order:**

7:00 p.m. Attendance 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](http://www.torringtonct.org/zoom)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/7959507035?pwd=MXAwcVIEenhIUhtSXFfsSGhYUnl0QT09>

**1-646-558-8656**

**Meeting ID: 795-950-7035**

**Passcode: 907148**

**2. Attendance/Announcement:**

**3. Minutes for Approval:**

- a. December 13, 2023
- b. December 20, 2023
- c. December 27, 2023

**4. Public Hearings beginning at 7:00 p.m., January 17, 2024; City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT**

- a. Proposed Change of Zoning Regulations  
Applicant: ECAD, Educated Canines Assisting with Disabilities  
Proposal: Amendment to Section 3.0 Uses, 3.1 Tables of Uses, Section 10.00 Service & Business related to animals, Subsection 10.20 Kennel.  
Kennel shall be permitted in the I and IP Zone by Special Exception.
- b. Special Exception 23-06  
Applicant: AJK, LLC  
Location: 637 and 659 Winsted Road  
Proposal: Renewal of existing earth excavation permit, Section 6.4  
(public hearing will not be opened this evening)

**5. Public Hearings beginning at 7:00 p.m., February 14, 2024; City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT**

- a. Special Exception 23-06  
Applicant: AJK, LLC  
Location: 637 and 659 Winsted Road  
Proposal: Renewal of existing earth excavation permit, Section 6.4

- b. Proposed Zoning Regulation Amendments –  
Applicant: Planning and Zoning Commission  
Modify Section 6.2, Automobile Establishments - Motor Vehicle Dealer, Vehicle Repairer, Junk Yards & Gasoline Sales to comply with statutory changes under CT Public Act 23-40 and Title 14 of CT General Statutes.

**6. Old Business:**

- a. Site Plan 1473  
Applicant: Allied Engineering Assoc., Inc.  
Location: 93 Main Street and Maiden Lane  
Proposal: Renovation of Yankee Pedlar Inn  
(Lot #1 Building; Lot #9 Parking Lot)

**7. New Business:**

- a. Special Exception 23-09 and Site Plan 1482  
Applicant: Jose Neftali Rodriguez  
Location: 184 South Main Street  
Proposal: Change of Use to Two Family Residence (former mixed use, retail use and apartment) Section 3.0, subsection 1.20  
(set public hearing date)

**8. Correspondence:**

- a. Zoning and Blight Violation update
- b. Discussion:
  - 1. Fire Department Sign Regulations
  - 2. Shelter Regulations

**9. Adjournment:**