

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
REVISED AGENDA  
January 18, 2023**

**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=MXAwcVIEenhIUhtSXFfsSGhYUnI0QT09>

**1-646-558-8656**

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

**Passcode: 907148**

**2. Attendance/Announcement:**

**3. Minutes for Approval:**

a. 12/21/22

**4. Public Hearings beginning at 7:00 p.m., January 18, 2023 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT**

a. *This public hearing has been canceled and will be rescheduled:*

Special Exception 22-08 and Site Plan 1425

Applicant: Alam Realty, Inc.

Location: 861 New Harwinton Road

Proposal: Sales of gasoline, new canopy, parking, landscaping, site work, signage

b. Special Exception 22-09 and Site Plan 1430

Applicant: Lelah Campo

Location: 232 Klug Hill Road

Proposal: Recreational Vehicle (RV) Park for 92 sites and associated amenities - Section 1.90 Mobile Home Park and Recreational Vehicle Park (public hearing continued from 12/21/22)

c. Special Exception 22-10

Applicant: Mike Henneberry

Location: 10 Sunset Lane

Proposal: Construct 28' x 26' addition within front yard setback

d. Special Exception 22-11 and Site Plan 1433

Applicant: Braham Berg

Location: 85 Pulaski Street

Proposal: Change of use to multi-family residential (former church use)

- e. Special Exception 22-12 and Site Plan 1434  
Applicant: Premier Building Associates, LLC  
Location: 95 Grove Street and 104 Grove Street  
Proposal: Change of use to educational facility and office use  
(former church use)

**5. Public Hearing beginning at 7:00 p.m., February 15, 2023 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT**

- a. Proposed Amendments to Plan of Conservation and Development, Section 9, Housing  
Applicant: Torrington Planning and Zoning Commission

**6. Old Business:**

- a. Site Plan 1432  
Applicant: Fuel Cell Energy, Joseph Ulevicus, Chief of Staff, Operations  
Location: 539 Technology Park Drive  
Proposal: Multiple upgrades, reconfigure industrial bulk gas storage area, add equipment, relocate/repurpose 300kW diesel generator, reconfigure/add equipment

**7. New Business:**

- a. Site Plan 1435  
Applicant: Allan Borghesi – Research Assoc. of Torrington LLC  
Location: 89 Commercial Boulevard  
Proposal: Construction of small rental cubicals (8)
- b. Subdivision  
Applicant: Torrington Standard LLC  
Location: 70 North Street  
Proposal: Two lot subdivision
- c. Special Exception 22-08 and Site Plan 1425  
Applicant: Alam Realty, Inc.  
Location: 861 New Harwinton Road  
Proposal: Sales of gasoline, new canopy, parking, landscaping, site work, signage (set new public hearing date)
- d. Commissioner Training for 2023:  
. CT Land Use Law Seminar, March 11, 2023

**8. Correspondence:**

- a. Zoning and Blight Violation update

**9. Adjournment:**