

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
AGENDA
October 26, 2022**

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

Join Zoom Meeting

<https://us02web.zoom.us/j/7959507035?pwd=MXAwcVIEenhIQUhtSXFzSGhYUnI0QT09>

1-646-558-8656

Meeting ID: 795-950-7035

Passcode: 907148

2. Attendance/Announcement:

3. Minutes for Approval:

- a. 8-17-22 Special Meeting
- b. 9-21-22

4. Public Hearings beginning at 7:00 p.m., October 26, 2022 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT

- a. Proposed Zone Map Change
Applicant: The Charlotte Hungerford Hospital
Location: 1215 New Litchfield Street
Proposal: Change Zone to LB, Local Business (currently R6)
- 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
- c. Special Exception #22-07, Site Plan 1422
Applicant: Pinbro Associates, LLC
Location: 887 & 895 Migeon Avenue
Proposal: New construction of self-storage units
- d. Proposed Zone Map Change
Applicant: Florence Thibault
Location: 601 South Main Street
Proposal: Change Zone to LB, Local Business (currently R6)

5. Old Business:

- a. 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

- b. 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

6. Public Hearings beginning at 7:00 p.m., November 16, 2022 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT

- a. Proposed Amendments to City of Torrington Zoning Regulations
Applicant: Torrington Planning and Zoning Commission
Proposal: Proposed Zoning Regulation Amendments – remove residential density caps in the Downtown District; Sections 3.1, 4.15 and 6.8

7. New Business:

- a. Site Plan 1424
Applicant: C-3 Ventures, LLC
Location: 3568 Winsted Road
Proposal: Adult Use Cannabis Hybrid Facility
- b. 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 public hearing date)
- c. Change of Zone Map and Site Plan 1426
Applicant: Patrik Jonsson
Location: 957 East Main Street
Proposal: Change Zone Map to AM Overlay (currently LB Local Business) Adult Use Cannabis Retail Establishment (set public hearing date)
- d. Zoning Regulation Amendment, Special Events (set public hearing date)
- e. Discussion – Torrington Affordable Housing Plan 2022 – 2027

8. Correspondence:

- a. Zoning and Blight Violation update

9. Adjournment: