

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
AGENDA
November 16, 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=MXAwcVIEenhIQUhtSXFfsSGhYUnI0QT09>

1-646-558-8656

Meeting ID: 795-950-7035

Passcode: 907148

2. Attendance/Announcement:

3. Minutes for Approval:

- a. 10/26/22

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

- a. *Hearing has been canceled for:*
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. 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
- c. 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

5. Public Hearings beginning at 7:00 p.m., December 21, 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 Regulations Amendments:
Special Events; Revise Section 3.1, 21.00 and add new Section 6.13
Special Events

6. Old Business:

none

7. New Business:

- a. Site Plan 1428
Applicant: The Charlotte Hungerford Hospital, Brian Ohler
Location: 1215 New Litchfield Street
Proposal: Site Plan modification to add 17 parking spaces

- 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. 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 (Set public hearing date)

8. Correspondence:

- a. Zoning and Blight Violation update

- b. Reappointment of Architectural Review Committee Members

- c. Reappointment of Planning and Zoning Commission Members

- d. Discussion – Torrington Affordable Housing Plan 2022 - 2027

9. Adjournment: