

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MEETING AGENDA
December 13, 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

Join Zoom Meeting

<https://us02web.zoom.us/j/7959507035?pwd=MXAwcVIEenhIUhtSXFfSGhYUnI0QT09>

1-646-558-8656

Meeting ID: 795-950-7035

Passcode: 907148

2. Attendance/Announcement:

3. Minutes for Approval:

a. 11/29/23

4. Public Hearing beginning at 7:00 p.m., December 13, 2023 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT

- a. Special Exception 23-07 and Site Plan 1477
Applicant: Northwest Hills Community Church
Location: 342 Prospect Street
Proposal: Cold weather shelter for unhoused individuals and families
Section 3.1, Subsection 2.10

5. 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

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

- a. Zoning Regulation Modification
Section 6.2, Automotive Location Approvals
Applicant: Planning and Zoning Commission

7. 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)
Tabled until January 17, 2024

8. New Business:

- a. Special Exception 23-08 and Site Plan 1481
Applicant: Carrie A. Combs, Trinity Episcopal Church
Location: 220 Prospect Street
Proposal: Cold weather emergency homeless shelter,
Section 3.1, Subsection 2.10
(set public hearing date)

9. Correspondence:

- a. Zoning and Blight Violation update

10. Adjournment: