

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
AGENDA
December 21, 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=MXAwcVIEenhIQUhtSXFzSGhYUnl0QT09>

1-646-558-8656

Meeting ID: 795-950-7035

Passcode: 907148

2. Attendance/Announcement:

3. Minutes for Approval:

- a. 10/26/22
- b. 11/16/22

4. Public Hearings beginning at 7:00 p.m., December 21, 2022 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT

- a. ***PUBLIC HEARING HAS BEEN CANCELED FOR THE FOLLOWING APPLICATION:***
 - 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 (A new public hearing date will be set, see new business)
- 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
- c. 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

5. Old Business:

- a. 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
(public hearing closed 11/16/22)

7. New Business:

- a. Section 8-24
Hogan Drive – East School
Sale of City owned property
- b. Discuss POCD Amendment for Affordable Housing Plan
(set public hearing)
- c. Special Exception 22-10
Applicant: Mike Henneberry
Location: 10 Sunset Lane
Proposal: Construct 28' x 26' addition within front yard setback
(set public hearing)
- d. 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)
- e. 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.
- f. 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)
(set public hearing)
- g. 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) (set public hearing)

8. Correspondence:

- a. Zoning and Blight Violation update

9. Adjournment: