

**CITY OF TORRINGTON**  
**PLANNING AND ZONING COMMISSION**  
**AGENDA**  
**March 15, 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=MXAwcVIEenhIUhtSXFzSGhYUnI0QT09>

**1-646-558-8656**

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

**Passcode: 907148**

**2. Attendance/Announcement:**

**3. Minutes for Approval:**

a. 2/15/23

**4. Public Hearings beginning at 7:00 p.m., March 15, 2023 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT**

- a. 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 (continued from February 15, 2023)
- b. Proposed Change of Zone Map and Site Plan 1441  
Applicant: Patrik Jonsson  
Location: 53 McDermott Avenue  
Proposal: Change Zone to Local Business (LB) with AM overlay and Adult use cannabis retail establishment
- c. Special Exception 23-01 and Site Plan 1442  
Applicant: A. Secondino & Sons Inc.  
Location: 95 Grove Street and 104 Grove Street  
Proposal: Change of use to educational facility and office use (former church use)

**5. Old Business:**

- a. Site Plan 1438 and Location Approval  
Applicant: Baris Kara  
Location: 37 Migeon Avenue  
Proposal: Change of use to auto dealer and repair (former warehouse/office)

**6. New Business:**

- a. Special Exception 23-02  
Applicant: Wendy Roberts for WMWater63LLC  
Location: 63 Water Street  
Proposal: Two residential units on first floor in DD Zone (6.8.17 A.b)  
(set public hearing date)
- b. Site Plan 1445  
Applicant: Borghesi Building  
Location: 2015 East Main Street  
Proposal: Renovate and two new additions to existing car dealership (630 sq. ft. and 1,920 sq. ft.)
- c. Special Exception 23-03 and Site Plan 1446  
Applicant: Haynes Aggregates – Torrington LLC and O&G Industries, Inc.  
Location: 3217 Winsted Road and 3345 Winsted Road  
Proposal: 6.4 Earth Excavation and accessory retail sales  
(set public hearing date)

**7. Correspondence:**

- a. Zoning and Blight Violation update
- b. Town Farm Road, SR Litchfield, LLC – MW Solar Photovoltaic Project  
Petition for Declaratory Ruling & Party Status under Conn. Gen. Stat. SS 22a-19

**8. Adjournment:**