

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
AGENDA
April 19, 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=MXAwcVIEenhIQUhtSXFfsSGhYUnI0QT09>

1-646-558-8656

Meeting ID: 795-950-7035

Passcode: 907148

2. Attendance/Announcement:

3. Minutes for Approval:

- a. 2/15/23
- b. 3/15/23

4. Public Hearings beginning at 7:00 p.m., April 19, 2023 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT

- a. 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 (continued from 3/15/23)
- b. 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) (continued from 3/15/23)
- c. 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)
- d. 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

5. Old Business:

- a. Site Plan 1445
Applicant: Borghesi Building
Location: 2033 East Main Street
Proposal: Renovate and two new additions to existing car dealership (630 sq. ft. and 1,920 sq. ft.)

6. New Business:

- a. Section 8-24 review
Transfer of a portion of City property to EdAdvance, 95 Grove Street.
- b. Proposed Change of Zone Map
Applicant: Hutton ST 21 LLC
Location: 19 Hillside Avenue and 31 Hillside Avenue
Proposal: Change Zone Map to Local Business, LB (currently R6)
(Set public hearing date)
- c. Modification to Approved Site Plan 1430
Applicant: Lelah Campo
Location: 232 Klug Hill Road, Assessor Map 215 Block 003 Lot 016
and Assessor Map 215 Block 003 Lot 004
Proposal: Modification to recreational vehicle park with associated amenities

7. Correspondence:

- a. Zoning and Blight Violation update
- b. Opinion Letter – Westside Road properties

8. Adjournment: