

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
AGENDA  
May 24, 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=MXAwcVIEenhIUhtSXFfsSGhYUnI0QT09>

**1-646-558-8656**

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

**Passcode: 907148**

**2. Attendance/Announcement:**

**3. Minutes for Approval:**

a. 5/10/23

**4. Public Hearing beginning at 7:00 p.m., May 24, 2023 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT**

- a. 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)

**5. Public Hearings beginning at 7:00 p.m., June 14, 2023 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT**

- a. Proposed Change of Zone Map  
Applicant: 242 South Main Street, LLC  
Location: 242 South Main Street  
Proposal: Change Zone Map to Local Business, LB (currently R6)
- b. Proposed Change of Zone Map  
Applicant: Maria Seymour Brooker Memorial, Inc.  
Location: 34 Wilson Avenue  
Proposal: Change Zone Map to Downtown District, DD (currently R6)

**6. Public Hearing beginning at 7:00 p.m., June 28, 2023 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT**

- a. Various revisions/amendments to City of Torrington Zoning Regulations.  
Applicant: City of Torrington Planning and Zoning Commission  
Bed and Breakfast – Sections 2.2, 3.1, 4.0 and 6.10  
Outdoor Dining – Section 5.18 to comply with State Statutes

**7. Old Business:**

- a. 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  
(Public Hearing closed)

**8. New Business:**

- a. Site Plan 1452  
Applicant: DCS Construction LLC  
Location: 65 Torrington Street  
Proposal: Accessory Apartment

**9. Correspondence:**

- a. Zoning and Blight Violation update

**10. Adjournment:**