

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
AGENDA
June 14, 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=MXAwcVIEenhIUhtSXFfsSGhYUnI0QT09>

1-646-558-8656

Meeting ID: 795-950-7035

Passcode: 907148

2. Attendance/Announcement:

3. Minutes for Approval:

a. 5/24/23

4. 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)

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

- a. Special Exception 23-03
Applicant: Randall Stelma
Location: Newfield Road, Assessor Map 231 Block 001 Lot 026
Proposal: Farm Stand

- b. 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

6. Old Business:

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

- 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)
(public hearing closed on 5/24/23)

7. New Business:

- a. Site Plan 1455
Applicant: Keystone Place at Newbury Brook, LLC
Location: 1058 Litchfield Street
Proposal: Site Plan modification, revise proposed retaining wall access,
maintenance road

- b. Section 8-24 referral
403 Tarringford West Street
Sale of City Owned Property

8. Correspondence:

- a. Zoning and Blight Violation update

9. Adjournment: