

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
AGENDA  
June 23, 2021**

**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. Presentation/Discussion:**

- a. Michael Kluchman, BSC Group  
Val Ferro, Good Earth Advisors  
East Main Street Corridor Study, dated May 2021

**4. Minutes for Approval:**

- a. 6/9/21

**5. Public Hearing scheduled for 7:00 p.m., Wednesday, July 21, 2021; City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT:**

- a. Resubdivision and Special Exception 21-06  
Applicant: Allied Engineering Assoc., Inc.  
Location: 501 – 504 Essex Court (Assessor Map 234 Block 002 Lot 006)  
Proposal: Resubdivision, two lots; and multi-family residence in the R6 zone

**6. Old Business:**

None

**7. New Business:**

- a. Section 8-24 Referral
  - Applicant: City of Torrington
  - Location: Three parcels on Winsted Road:
    - Assessor Map 244 Block 002 Lot 002
    - Assessor Map 244 Block 002 Lot 004
    - Assessor Map 244 Block 002 Lot 006
  - Proposal: Intent to purchase 13 +/- acres land, Leoni Properties LLC
  
- b. Special Exception 21-07
  - Applicant: Benjamin and Sabrina Kris Woodruff
  - Location: 39 Spruce Drive
  - Proposal: Section 5.12.6, 4.19; addition to accessory structure, within setback area (already constructed) Set public hearing date
  
- c. Special Exception 21-08
  - Applicant: Susan Leo-O'Connor
  - Location: 3 Goshen Road
  - Proposal: Pre-school program, 12 children  
Set public hearing date
  
- d. Zoning and Blight Violation update

**8. Adjournment:**

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Land Use Office