

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
AGENDA
AUGUST 16, 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=MXAwcVIEenhIUhtSXFfSGhYUnI0QT09>

1-646-558-8656

Meeting ID: 795-950-7035

Passcode: 907148

2. Attendance/Announcement:

3. Minutes for Approval:

a. 7/19/23

4. Public Hearings beginning at 7:00 p.m., August 16, 2023 City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT

- a. Proposed Change of Zoning Regulation
Applicant: McCall Behavioral Health Network
Proposal: Revise Section 3.1, Table of Uses, Subsection 1.83 to allow a Group Care Facility with 7-12 residents by Special Exception in the Local Business Zone
- b. Special Exception 23-04 and Site Plan 1458
Applicant: David Walesczyk – Quality Barns and Sheds LLC
Location: Winsted Road (Assessor Map 238 Block 002 Lot 006)
Proposal: Display and sales of outdoor structures

5. Old Business: none

6. New Business:

- a. Site Plan 1462
Applicant: O&G Industries, Inc.
Location: 28-34 Wall Street and 28 Plain Street
Proposal: Repair damaged parking area including new drainage structure, repaving and striping of lot with the creation of additional parking and revised one way traffic flow from Wall Street to Plain Street

- b. Site Plan 1463
 - Applicant: KSBJ Investments LLC, Jacob Beheler
 - Location: 1383 Toringford Street
 - Proposal: Convert existing 297 sq. ft. structure to accessory dwelling unit

- c. Site Plan 1465
 - Applicant: T. Morgan Mattera
 - Location: 3570 Winsted Road
 - Proposal: Change of use to retail space (310 sq. ft.) from office space

- d. Special Exception 23-05
 - Applicant: McCall Behavioral Health Network
 - Location: 176 Migeon Avenue
 - Proposal: Group care facility for seven residents
(set public hearing date)

- e. Modification to Site Plan 1430
 - Applicant: Greenstone Investments, Inc. – Lelah Campo
 - Location: 232 Klug Hill Road
 - Proposal: Modifications to previously approved recreational park entry,
driveway, and office/registration building.

- f. Site Plan 1461
 - Applicant: James Mogob
 - Location: 446 Allison Drive
 - Proposal: Accessory dwelling unit in single family house

7. Correspondence:

- a. Zoning and Blight Violation update

8. Adjournment: