

CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
LEGAL NOTICE

The Planning and Zoning Commission has scheduled a public hearing on the following applications on Wednesday, December 9, 2020.

In response to the Governor's Executive Orders regarding COVID-19, this meeting will be held remotely using the ZOOM online meeting platform. Members of the public wishing to listen to the meeting in real time can do so by calling:

1-646-558-8656

Meeting ID: 795-950-7035

Password: 907148

Public comments may be submitted in writing to the Land Use Office before 2:00 p.m. on Tuesday, December 8, 2020. Written comments should be sent electronically to [Martin\\_Connor@torringtonct.org](mailto:Martin_Connor@torringtonct.org) or by mail to Land Use Office, City Hall, 140 Main Street, Torrington, CT

a. Proposed Zone Change

Applicant: Torrington Planning and Zoning Commission

Location: 277 Winthrop Street (Assessor Map 124 Block 005 Lot 001) and  
50 Major Besse Drive (Assessor Map 123 Block 007 Lot 009)

Proposal: Change Zone to R6; currently zoned R10s.

Time of Hearing: 7:00 p.m.

b. Proposed City of Torrington Zoning Regulation Revisions

Applicant: Torrington Planning and Zoning Commission

Proposal: Proposed Text Amendments to the Torrington Zoning Regulations:

1. Allow Tattoo parlor/body piercing studios as a permitted use in the LB – Local Business and DD – Downtown District Zones. Currently they are allowed by Special Exception in the LB Zone and are not allowed in the DD Zone. Change Table of uses Section 3.1 Subsection 4.77 from “e” in LB Zone to “p” and from blank to “p” under DD Zone.
2. Replace “Torrington Area Health District” in Section 7.1.2 G of the Zoning Regulations with Connecticut Department of Energy & Environment (CT DEEP)”. G. Noise - Noise levels are regulated by the ~~Torrington Area Health District~~ Connecticut Department of Energy & Environment. A violation of the ~~Torrington Area Health District~~ CT DEEP regulations regarding noise shall also be a violation of these regulations.
3. Remove from Definitions Section 2.2 Specific Terms - “Package Store - a building where packaged alcoholic liquors are sold at retail for consumption off premises under a valid package store permit issued by the State of Connecticut.” **Explanation:** The Planning & Zoning Commission removed many years ago the separating distance requirement and currently regulate a package store the same as any retail store. The State of CT Liquor Control Commission regulates the number of package stores allowed based on the City or Town’s population.
4. Add the following to Section 5.11 Landscaping, Subsection 5.11.2 A General Requirements, “Prior to backfilling any islands requiring trees, any gravel or material used in the construction of the parking areas shall be removed by the site contractor. Any areas to be planted with shrubs &/or perennials shall have any unsuitable material removed, by the site contractor, to a minimum depth of 18” (eighteen inches) & replaced with topsoil by the site contractor.”
5. In the Table of uses Section 3.1, add heading “Section 3.00 Retail Uses.” This heading from the chart is needed. Renumber category 3.00 Sales & Rental of Goods, Merchandise

or equipment, no storage or display outside of fully enclosed building renumbered to "3.01."

6. In Definitions Section 2.2 Specific Terms - Lot Line Front – the lot line separating the lot from a street. Add sentence, "See Section 5.7.5 for Flag Lots." (This provides further clarification for Flag Lot situations.)
7. Add a new Definition in Section 2.2 Specific Terms – Small Scale Manufacturing and a new use category Section 3.1 Subsection 19.01 Small Scale Manufacturing as a permitted use in the DD, LB, I & IP Zones (Site Plan Approval required.)

**Small Scale Manufacturing:** An establishment where shared or individual tools, equipment, or machinery are used to make or grow products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. These small scale producers or maker businesses include businesses producing goods in textile, hardware, wood, metal, 3D printing, and food. This also includes hardware prototyping, consumer product design and prototyping, breweries and distilleries and local food production and packaging.

**Rational:** Small-scale manufacturing has emerged as a powerful way to tie opportunity to place, and can fill a key missing piece in our downtown and community development efforts. Data suggests that this form of manufacturing is rapidly growing along commercial districts across the country, expanding and diversifying the employment and retail opportunities found in our districts, as well as offering businesses a competitive advantage over online, national chain and big box competitors. The causes are two-fold: Technologies like 3-D printing, high speed sewing equipment and food processors at scale are shrinking the building needs and cost of entry into traditional manufacturing. This is combined with rapidly changing consumer preferences that are tired of homogenous products that can essentially be purchased anywhere. Today's consumers are looking for products with a story, made locally and appealing to their unique individualism. As a result, from micro brewers to apparel and bike manufacturers, many more people are beginning to blend retail, manufacturing and wholesaling opportunities at a much smaller scale, leading to growing tourism, diversified employment, and well-paid job opportunities for local communities.

Time of Hearing: Immediately following the close of the first public hearing which begins at 7:00 p.m.

Copies of the above mentioned plans and applications are on file in the Land Use Office, City Hall, 140 Main Street, Torrington, CT

Greg Mele, Chair  
Planning and Zoning Commission

Dated in Torrington, CT this 20<sup>th</sup> day of November, 2020

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Land Use Office  
City of Torrington  
860-489-2221