

**Planning and Zoning Commission Agenda - 10/8/08**  
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**CITY OF TORRINGTON**  
**PLANNING AND ZONING COMMISSION**  
**AGENDA**  
**October 8, 2008**

1. **Call to Order:** 7:00 p.m., City Hall Auditorium, 140 Main Street, Torrington, CT
  
2. **Attendance/Announcement by Chairman:**
  
3. **Minutes for Approval:**
  - a. 9/17/08
  
4. **Old Business:**
  - a. Update Plan of Development and Zoning Regulations
  
  - b. Site Plan 901  
Applicant: Grunder's Farm Equipment Inc.  
Location: 876 New Harwinton Road  
Proposal: Hoop building, display area
  
  - c. Site Plan 907  
Applicant: Phil DePattelle, American Diner Corp.  
Location: 417 East Elm Street  
Proposal: Renovate existing mansard exterior, construct new outdoor dining area
  
5. **New Business:**
  - a. Special Exception 08-212  
Applicant: India Mills/Living Water Ministries  
Location: 58 Migeon Avenue  
Proposal: Church use (Set public hearing date)
  
  - b. Special Exception 08-213  
Applicant: Douglas S. Traub, Jr.  
Location: 454 Prospect Street  
Proposal: Professional office first floor, residential use on second floor  
(Set public hearing date)
  
  - c. Special Exception 08-214

Applicant: Lisa Traub  
Location: 462 Prospect Street  
Proposal: Professional office first floor, residential use on second floor  
(Set public hearing date)

**6. Public hearings scheduled for October 8, 2008, 7:30 p.m., City Hall Auditorium, 140 Main Street, Torrington, CT**

- a. Special Exception 08-211  
Applicant: James B. Rokos, 1009 East Main Street LLC  
Location: 1009 East Main Street  
Proposal: Change use of 1,260 sq. ft. office space to residential unit, second floor
- b. Zoning Regulation Amendment Proposal  
Applicant: Connecticut Planning and Development LLC  
Proposal: Zoning Regulation Text Amendment for Elderly Retirement Housing and Assisted Living Facilities, Section 3.0 Uses, 3.1 Table of Uses, New Use by District; Section 5.13 Parking, 5.13.4; Section 6.5 Hospitals, Section 6.5.3

**7. Public hearing scheduled for October 22, 2008, 7:30 p.m., 140 Main Street, Torrington, CT**

- a. Special Exception 08-211 and Site Plan 909  
Applicant: SWAMI Corporation  
Location: 1083 East Main Street  
Proposal: New hotel construction with associated parking, utilities and storm drainage. 25% reduction fo parking spaces required and parking on housing authority

**8. Adjournment:**

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Lona Kirk, Land Use Office  
Planning and Zoning Commission

cc: Mayor, City Clerk-6, Economic Development Coordinator, ZBA Chairman, P&Z Commission, Public Works Director, City Engineer, Assistant City Engineer, Corporation Counsel, J. Gallicchio, LHCEO, PDS Eng. & Const., O & G Industries