

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
AGENDA  
December 17, 2008**

1. **Call to Order:** 7:00 p.m., City Hall Council Chambers, 140 Main Street, Torrington, CT

2. **Attendance/Announcement by Chairman:**

3. **Minutes for Approval:**

- a. 11/12/08
- b. 12/4/08

4. **Old Business:**

- a. Update Plan of Development:
  - Downtown Municipal Development Plan;  
Preview of public informational meeting that will be held on January 6, 2009,  
7:00 p.m. at the Nancy Marine Studio Theatre and Lobby, Warner Theatre  
Building, Main Street, Torrington.
  - Proposed Amendment to Zoning Regulations, Section 5.15.4 Free Standing  
Signs (Set public hearing date)
  - Proposed Amendments to Zoning Regulations and Subdivision Regulations, in  
response to Public Act 05-24 (Set public hearing date)
- b. Site Plan 916
  - Applicant: Friar Associates Inc. for the City of Torrington
  - Location: 140 Main Street
  - Proposal: Construction of new two story stair tower and modify parking lot

5. **New Business:**

- a. Subdivision
  - Applicant: Dudrow Torrington LLC c/o Paragon Management Group LLC
  - Location: 420 Winsted Road
  - Proposal: Four lot Subdivision

- b. Special Exception 08-216  
Applicant: James Murphy & Kathy Murphy  
Location: 354 West Pearl Road  
Proposal: Flag Lot in the R15s zone (Set public hearing date)
  
- c. Site Plan 917  
Applicant: 52 Peck Road Associates, LLC  
Location: 52 Peck Road  
Proposal: Minor site work and construction of five additional parking spaces
  
- d. Site Plan 918  
Applicant: Kingsbrook Development Corp.  
Location: 780 Litchfield Street, Hungerford Center  
Proposal: 1,422 sq. ft. building addition
  
- e. Subdivision  
Applicant: Ensurv, LLC  
Location: Torrington West Street, Assessor Map 224-4-44  
Proposal: Two Lot Subdivision
  
- f. Site Plan 920 and Special Exception 08-217  
Applicant: Desmarais Properties, LLC  
Location: 427-429 Winsted Road  
Proposal: Change of use from indoor recreation and retail sales to retail bicycle sales and repair. Special Exception for 8% reduction in required parking (set public hearing date)
  
- g. Site Plan 921  
Applicant: Torrington Housing Authority/TO Design LLC  
Location: 52 Willow Street, Willow Gardens  
Proposal: Parking lot, driveway, sidewalk and landscaping improvements
  
- h. State of Connecticut Housing for Economic Growth Program, Technical Assistance Grant Application.

**6. Public hearing scheduled for December 17, 2008, 7:30 p.m., Council Chambers, 140 Main Street, Torrington, CT**

- a. Special Exception 08-215  
Applicant: Vincent J. Avallone  
Location: 61 Main Street  
Proposal: Change of use to music instruction (former real estate office)

**7. Adjournment:**