

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
AGENDA
October 14, 2009**

1. **Call to Order:** 7:00 p.m., Sullivan Senior Center, Shuffleboard Room, 88 East Albert Street, Torrington, CT

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

3. **Minutes for Approval:**
 - a. 9/23/09

4. **Old Business:**
 - a. Site Plan 956
Applicant: Charlotte Hungerford Hospital
Location: 200 Kennedy Drive
Proposal: 1958 sq. ft. addition to radiation/oncology building

 - b. Plan of Conservation and Development
Update of Torrington's Plan of Conservation and Development
(Set public hearing date)

 - c. Site Plan 957
Applicant: David Scarritt/Scarritt Spas and Pools
Location: 1063 East Main Street
Proposal: Change of use to retail (former restaurant) and parking lot alterations

5. **New Business:**
 - a. Site Plan 959
Applicant: GAD, LLC
Location: 932 East Main Street
Proposal: Construct addition to existing office building, maintain existing apartment on the second floor.

 - b. Site Plan 960 and Location Approval
Applicant: Ronald Kennedy
Location: 710 South Main Street, (Assessor Map 114-2-13)
Proposal: Used Car Dealership and Limited Repairer's License, construct paved area for parking of vehicles, Sec. 9.4 (Set public hearing date)

 - c. Subdivision
Applicant: Dudrow Torrington LLC c/o Paragon Management Group, LLC
Location: 420 Winsted Road (Assessor Map 122-7-1)
Proposal: Subdivide into four lots

6. Public Hearings Scheduled for October 14, 2009, 7:30 p.m., Sullivan Senior Center, Shuffleboard Room, 88 East Albert Street, Torrington, CT:

- a. Site Plan 948 and Special Exception 09-228
Applicant: AJK, LLC
Location: Winsted Road (Assessor Map 236 - 1 - 9)
Proposal: Add site to earth excavation permit of abutting parcel, scale and construction trailer. Local Business Zone
(Continued from 9/9/09)
- b. Special Exception 09-229
Applicant: AJK, LLC
Location: Winsted Road (Assessor Map 236 - 1 - 10 & 11)
Proposal: Earth Excavation Renewal Permit, Industrial Park Zone
(Continued from 9/9/09)
- c. Proposed Change to Zoning Regulations
Applicant: Laurie A. Zucca
Proposal: Proposed text amendment to Section 3.0, Subsection 3.1, Table of Uses, Section 4.95, Bed and Breakfast Use in the R-15s zone by Special Exception. New text, Sections 4.7.3 and 6.10.1(A), new text amendment Section 6.10.5
- d. Special Exception 09-233
Applicant: Ernest O. Belmont
Location: 135-137 Workman Avenue
Proposal: Extend porch roof over existing sidewalk, reduction of front yard setback from required 25' to 12.3'. Section 4.1.9
- e. Special Exception 09-234
Applicant: Culito, LLC (Gary Eucalitto, Jonathan Eucalitto)
Location: 1929 East Main Street, Suite 2
Proposal: Sale of alcohol liquor for consumption on premises, Sec. 5.3.2

7. Public Hearings Scheduled for October 28, 2009, 7:30 p.m., Sullivan Senior Center, 88 East Albert Street, Torrington, CT:

- a. Special Exception 09-235 and Site Plan 958
Applicant: Tire Store Associates, LLC
Location: 33 Pythian Avenue
Proposal: Change of use to Parking Lot, Sec. 9.10
- b. Special Exception 09-236
Applicant: Grace Life Church, Joseph Levesque
Location: 160 Winsted Road
Proposal: Change of Use to Church (former retail)

8. Adjournment: