

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
AGENDA
December 8, 2010**

1. **Call to Order:** 7:00 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

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

3. **Minutes for Approval:**

a. 11/10/10

4. **Old Business:**

a. Proposed Changes to City of Torrington Zoning Regulations
Applicant: City of Torrington Planning and Zoning Commission
Proposal: Zoning Regulation Amendment, Section 6.6.1, Junkyards and Definitions, Section 2.2, Junk and Junkyards (public hearing closed)

5. **New Business:**

- a. Request for 90 day extension to file recording mylar
Subdivision
Applicant: Gene Barbero
Location: Two lot subdivision, Ridge Road, Assessor Map 222-7-38
- b. Special Exception 10-253 and Site Plan 994
Applicant: Torrington Development Corporation
Locations:
- . Extension of City Hall Avenue from its current terminus to East Main Street (Route 202)
 - . The reconfiguration of the parking area between the extended City Hall Avenue and the rear of the properties fronting Main Street (Route 800). The reconfigured parking will provide for continued service access to the Main Street properties.
 - . Reconfiguration of the Main Street (Route 800), East Main Street (Route 202), South Main Street (Route 800), Water Street, Franklin Street intersection.
 - . Changing Main Street (Route 800) from a two-way street to a one-way street in the northbound direction from the above intersection to the City Hall Avenue - Mason Street intersection.
 - . Making streetscape improvements to Main Street (Route 800), East Main Street (Route 202), and South Main Street (Route 800) to their intersection with Litchfield Street (Route 202).
- Proposal: Torrington Downtown Improvements - Phase I (set public hearing date)

6. Public Hearings scheduled for 7:30 p.m., December 8, 2010, Council Chambers, Room 218, City Hall, 140 Main Street, Torrington, CT

- a. Site Plan 991 and Special Exception 10-252
Applicant: Torrington Senior Living LLC
Location: 1058 Litchfield Street
Proposal: Construct senior living community, residential style independent living retirement community with assisted living and memory impaired components. Sections 8.2 and 6.5.3 - elderly housing and assisted living facility
- b. Site Plan 992 and Location Approval
Applicant: Robert Persechino
Location: 855 East Main Street, Assessor Map 133-17-23 and 24
Proposal: Used car sales, Section 3.8.10, 6.2
(At the request of the applicant, this public hearing has been postponed to January 12, 2011 and will not be heard this evening)
- c. Zoning Regulation Amendment Proposal, Zoning Map Amendment Proposal
Applicant: Torrington Planning and Zoning Commission
Proposal: Proposed Low Impact Development Regulations, Proposed Development Management Regulations, Proposed Draft Regulations for City Standards.
Proposed Zone Change: Change all General Business zones throughout the City to Downtown District zones.

7. Public Hearings scheduled for 7:30 p.m., January 12, 2011, Council Chambers, Room 218, City Hall, 140 Main Street, Torrington, CT

- a. Proposal to amend the Torrington Zoning Regulations by establishing an Incentive Housing Overlay Zone (proposed Section 4.15), in accordance with Chapter 124b of the Connecticut General Statutes. Applicant: Torrington Planning and Zoning Commission
Proposal to amend the zoning map by establishing an Incentive Housing Zone Overlay (proposed Section 4.15) for the following parcels: 70 Franklin Street (Map 117, Block 25, Lot 7); 100 Franklin Street (Map 117, Block 25, Lot 1); 126 Franklin Street (Map 117, Block 25, Lot 6); 10 Franklin Drive (Map 117, Block 24, Lot 5); 24 Franklin Drive (Map 117, Block 25, Lot 4); 28 Franklin Drive (Map 117, Block 25, Lot 3); 136 Water Street (Map 117, Block 4, Lot 1); 160 Church Street (Map 117, Block 6, Lot 7); 200 Litchfield Street (Map 116, Block 7, Lot 2); 105 Summer Street (Map 116, Block 7, Lot 1); 199 Water Street (Map 110, Block 19, Lot 1)
- b. Proposed amendments to Torrington Zoning Map
Applicant: Torrington Planning and Zoning Commission
Proposal: Change R-WP Zone to R60 Zone - to realign the Allen Dam Reservoir Watershed Protection Zone to match the State's Public Drinking Water Source Area Boundary, as designated in a map dated September 2, 2010 (Draft, version 1) as prepared by City of Torrington Engineering Department.

8. Adjournment: