

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
SPECIAL MEETING AGENDA
January 26, 2011**

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. 12/8/10

4. **Old Business:**

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 (public hearing closed)

5. **New Business:**

a. Site Plan 996 and Special Exception 11-254
Applicant: Church of St. Maron, aka St. Maron Church
Location: 613 Main Street (Assessor Maps 119 Block 8 Lots 1, 2/1, 2/2, 3, 4, 5)
Proposal: Expansion of an existing church and parking lot (set public hearing date)

6. **Public Hearings scheduled for 7:30 p.m., January 26, 2011, Council Chambers, Room 218, City Hall, 140 Main Street, Torrington, CT**

a. 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

b. Site Plan 994
Applicant: Torrington Development Corporation
Locations: Proposed improvements to the existing city-owned parking lot on the south side of existing City Hall Avenue. The improvements will reconfigure the lot to eliminate the existing dead-end condition in addition to providing a drop-off area serving the rear of the upper Main Street properties.
. 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).

Proposal: Torrington Downtown Improvements - Phase I

- c . 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)

- d. 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.

7. **Adjournment:**

Land Use Office
Planning and Zoning Commission