

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
AGENDA  
April 9, 2014**

**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. 3/26/14

**4. Old Business:**

a. Enforcement Update

**5. New Business:**

- a. Site Plan 1119  
Applicant: United Construction and Engineering  
for Torrington Toyota  
Location: 1472 East Main Street  
Proposal: Two additions to car dealership, 1080 sq. ft. and 1961 sq. ft.
- b. Site Plan 1116  
Applicant: Brian and Adabola Mooney  
Location: 241 Kennedy Drive  
Proposal: Change of Use to Dental Office (former boy scout facility)
- c. Site Plan 1117  
Applicant: Colby Engineering for Shawn V. Pace  
Location: 560, 574, 576 South Main Street  
Proposal: Construct storage/warehouse facility

**6. Public Hearings Scheduled for April 9, 2014 at 7:30 p.m., City Hall Council Chambers, 140 Main Street, Torrington, CT**

- a. Proposed Zone Change  
Applicant: City of Torrington Planning and Zoning Commission  
Location: 59 Field Street, Torrington Business Park  
Proposal: Proposed Zone Downtown District  
(currently Industrial)

Amendment to Torrington Zoning Regulations, Section 5.15.5A  
and 8.4.1A, Site Plan approval for signs over 32 sq. ft. in size  
Applicant: City of Torrington Planning and Zoning Commission

- b. Special Exception 14-284  
Applicant: Xiu Mei Chen  
Location: 835 New Harwinton Road, Unit 5  
Proposal: Convert section of building (unit 5) to residential apartment

**7. Public Hearings Scheduled for April 23, 2014 at 7:30 p.m., City Hall Council Chambers,  
140 Main Street, Torrington, CT**

- a. Special Exception 14-286 and Site Plan 1118  
Applicant: City of Torrington  
Location: 100 Franklin Street, Assessor Map 117/025/001  
Franklin Drive, Assessor Map 117/025/002  
Proposal: City of Torrington Use – Parking and Green Space
- b. Zone Change  
Applicant: Darrin J. Newbury  
Location: 1 Newbury Place (Assessor Maps 101-6-6 and 101-5-1)  
Proposal: Change Zone to R6 (currently R10)
- c. Special Exception 14-285  
Applicant: Kelli L. Aurigemma  
Location: 26 Lorenzo Street (Assessor Map 119-025-016)  
and Alice Street (Assessor Map 119-25-14)  
Proposal: Group Daycare (Sections 4.10, 3.1, 2.40)

**8. Adjournment:**

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Land Use Office  
City of Torrington