

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
AGENDA  
December 9, 2015**

**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. 11/18/15

**4. Old Business:**

a. Enforcement Update

b. Proposed Zone Change (Public Hearing is Closed)

Applicant: Torrington Planning and Zoning Commission

Location: 18 parcels as follows:

Portion of East Elm Street, Assessor Map 118 Block 019 Lot 001; 132 Brightwood Avenue; 137 Brightwood Avenue; 138 Brightwood Avenue; 147 Brightwood Avenue; 148 Brightwood Avenue; 20 Jones Street; 32 Jones Street; 38 Jones Street; 279 East Elm Street; 289 East Elm Street; 295 East Elm Street; 309 East Elm Street; 17 Kinney Street; 27 Kinney Street; 35 Kinney Street; 39 Kinney Street, 55 Kinney Street

Proposal: Change current zone R6 to Local Business Zone

**5. New Business:**

a. Site Plan 1171

Applicant: Charlotte Hungerford Hospital, c/o J. R. Russo and Associates LLC

Location: 540 Litchfield Street

Proposal: Emergency Department Expansion

b. Site Plan 1172

Applicant: Ashok Patel (Jayson Hospitality LLC)

Location: 93 Main Street (parcel 1)

Proposal: Renovation of Yankee Pedlar Inn

c. Site Plan 1173

Applicant: Ashok Patel (Jayson Hospitality LLC)

Location: 30 Maiden Lane (parcel 2)

Proposal: Renovation, landscaping, lighting to Yankee Pedlar parking lot

**6. Public Hearings Scheduled for Wednesday, December 9, 2015; 7:30 p.m., City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:**

- a. Special Exception 15-304  
Applicant: AJK, LLC  
Location: 637 and 659 Winsted Road  
Proposal: Earth excavation quarry permit, Section 6.4
  
- b. Special Exception 15-303  
Applicant: Segundo Velasquez  
Location: 3568 Winsted Road  
Proposal: Change of use to banquet hall (former retail), Section 3.1, Subsection 2.20
  
- c. Special Exception 15-302  
Applicant: James B. Rokos  
Location: 1049 East Main Street  
Proposal: Change of use to Single Family Use in the LB Zone, (former office use) Section 3.1, Subsection 1.10

**7. Adjournment:**

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Land Use Office  
City of Torrington