

CITY OF TORRINGTON



Land Use Office
Martin J. Connor, AICP, City Planner
140 Main Street • City Hall
Torrington, CT 06790-5245
E-mail: Martin_Connor@torringtonct.org

Phone: (860) 489-2221
Fax: (860) 496-5928

City of Torrington website: www.torringtonct.org

To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: April 1, 2020
RE: Site Plan #1335, Borghesi Building & Engineering Co., Inc., for C. H. Nickerson, 49 Hayden Hill Rd., construct 10,150 sq. ft. office building

Gary Capitanio, Vice President, Borghesi Building & Engineering Co., Inc. has filed a Site Plan application on behalf of C. H. Nickerson to construct a 10,150 sq. ft. office building at 49 Hayden Hill Rd. The property is owned by C. H. Nickerson Co., Inc., is 6.20 acres in size and is located in the IP Industrial Zone. The proposed office use is a permitted uses in the IP Zone per Sections 3.1 Subsection 5.80 of the Zoning Regulations. Plans submitted are titled, "Nickerson General Contractors, 49 Hayden Hill Road, Torrington, CT 06790," By Borghesi Building & Engineering Co., Inc., sheets SP1-SP4, SPD1-SPD3, dated 12-12-19, revised 3/31/20 & sheets A1-A2 dated 3/4/20, Watershed Map. The Zoning Information Table on sheet SP1 indicates that the proposed building meets the required Zoning setbacks, maximum impervious surface requirements, maximum building height, and that the minimum parking and loading requirements are all compliant.

In reviewing the application & plans and documents submitted, I have the following comments:

1. A grading permit is required per Section 7.3.3 of the Zoning Regulations.
2. The Erosion and Sedimentation Control plans appear complete and eligible for certification. A bond estimate, prepared by the Project Engineer, should be submitted for the cost of the installation and maintenance of the soil erosion and sediment controls as shown on the approved plans. A performance bond in an amount approved by the City Planner's office and in a form acceptable to the Corporation Counsel should be submitted prior to issuance of a Grading Permit to cover the estimated costs of the E&S measures.
3. A Stormwater Management/Best Management Practice (BMP) Maintenance Agreement with the City of Torrington will be required and filed on the Torrington Land Records per Section 7.4.2.D of the Regulations.
4. The architectural plans sheets A1-A2 need to be signed and sealed by an Architect per 8.4.3.M of the Regulations.

Other Staff Comments:

Architectural Review Committee: The Committee voted unanimously to make a favorable recommendation on the project to the Commission at their xxx Meeting.

Inland Wetlands, Landscaping, Lighting & Signage: Jeremy Leifert, Assistant City Planner, CZ&WEO, reviewed the plans and indicated in his updated e-mail memo to me dated 4/1/20, indicated:

Updated Landscaping Plan - I have reviewed the revised plans submitted to us on 3-31-20, specifically sheet SP3, and all comments with regard to landscaping have been addressed. I recommend approval of the landscaping plan as revised in this updated plan set.

Wetlands – in the absence of appeals, the inland wetlands agent application is scheduled for final approval on April 3rd. I will send one final comment email confirming wetlands approval on or after this date.

Note: Inland Wetlands Agent Determination Approval has been granted on the project and the appeal period for this approval ends 4/3/20. This approval constitutes a favorable recommendation from the Inland Wetlands Commission.

Engineering: In a memo to me dated 4/1/20, Paul Kundzins, Assistant Public Works Director/City Engineer, indicated:

- *The street address of the new building will be **29 Hayden Hill Road**.*
- *The Engineering Department does not foresee any issues with regards to this new building for office expansion and therefore endorses this application.*

WPCA: Ray Drew, Public Works Director, comments are contained in a memo to me dated 3/18/20. These comments need to be addressed by the applicant as a condition of approval.

Police Traffic: Police Traffic Officer Stephen Pisarski has offered no comments on the plans.

Fire: Fire Marshal Edward Bascetta in a letter to me dated 1/6/20, recommended:

1. *The building should be equipped with a complete and compliant fire protection and alarm system compatible with the occupancy. The fact it will be vacant during non-business hours makes it a prime candidate for the delayed discovery of a fire inside.*
2. *Torrington makes use of 'lock boxes' to allow quick access by fire fighters in time of an alarm without causing damage. A lock box should be installed on the exterior of the building near the main door. The fire department will use its secure master key to open the box, and allow the building owner to leave appropriate building access keys inside. This eliminates any delay in entering the building or waiting for a key-holder to arrive in the middle of the night.*
3. *The building and area must comply with all required building and electrical codes, and will be inspected by the Fire Marshal for compliance with the Life Safety Code prior to the issuance of a Certificate of Occupancy, and annually thereafter.*

Conclusion: I recommend approval of the Site Plan application for the proposed 10,150 sq. ft. office building with the following conditions and recommendation:

1. A Grading Permit shall be submitted and approved by the Zoning Officer prior to issuance of a Zoning Permit for the Project.
2. A bond estimate, prepared by the Project Engineer, shall be submitted for the cost of the installation and maintenance of the soil erosion and sediment controls as shown on the approved plans. The performance bond, in an amount approved by the City Planner's office and in a form acceptable to the Corporation Counsel, shall be submitted prior to issuance of the Grading Permit to cover the estimated costs of the E&S measures.
3. A Stormwater Management/Best Management Practice (BMP) Maintenance Agreement with the City of Torrington shall be filed on the Torrington Land Records per Section 7.4.2.D of the Regulations.
4. The architectural plans sheets A1-A2 shall be signed and sealed by an Architect per 8.4.3.M of the Regulations.
5. The applicant shall address the comments contained in a memo to the City Planner from Ray Drew, WPCA Administrator dated 1/2/20.
6. The applicant shall address the comments contained in a memo to the City Planner from Jeremy Leifert, Assistant City Planner, dated 4/1/20.
7. It is recommended that the applicant follow the advice of Fire Marshal Edward Bascetta contained in his letter to the City Planner dated 1/6/20.

Cc: Gary Capitanio, V.P., Borghesi Building & Engineering Co., Inc.
Jon Miller, President, C.J. Nickerson

CITY OF TORRINGTON PLANNING & ZONING COMMISSION SITE PLAN APPLICATION

Application # 1335Date: 3/5/20Property Location/Address: 49 HAYDEN HILL ROADAssessor's Map: 24 Block 005 Lot 021Zoning District: I (INDUSTRIAL)Project: A NEW 10,150 SQ. FT. OFFICE EXPANSION TO THE CURRENT BUSINESS USE. "FREESTANDING," NOT ANIs a Special Exception application being filed for this property at the same time as this Site Plan application? ADDITION.____ Yes ☒ NoIs this property within 500 feet of another municipality? ____ Yes ☒ NoIf yes, give name of municipality: N/AAre there wetlands on the property or construction or drainage within a regulated wetlands area? ____ Yes ☒ No
(75 feet from wetlands and 100 feet from watercourse or water body)If yes, has an application been submitted to the Inland Wetlands Commission? ☒ Yes ____ No N/ATO MODIFY THE EXISTING PERMIT # WC 19-08-03Is there a conservation or preservation restriction on the property? ____ Yes ☒ No

I, the undersigned applicant, understand that this application is based on the information submitted by me and that falsification by misrepresentation, omission, or failure to comply with the Zoning Regulations shall constitute a violation of the Zoning Regulations.

Applicant: GARY CAPITANIO V.P. - BORGHESI BLDG. & ENG.Address: 2155 EAST MAIN STREET TORRINGTON, CT 06790Signature: Gary CapitanioPhone # 860-482-7613 FAX # 860-482-5082 E-mail GARY@BORGHESIBUILDING.COM

I, the undersigned owner, authorize the City's agents to enter my property during and after construction for the purpose of inspection with regards to this application.

Owner: JON MILLER PRESIDENT C.H. NICKERSONAddress: 49 HAYDEN HILL ROAD TORRINGTONPhone # 860-489-0455 FAX # 860-496-0483 E-mail JMILLER@CHNICKERSON.COMSignature: [Signature]

Site Plans: Eight (8) copies of the site plan must be submitted at time of application.

Fees: For site plans with no new construction, the application fee is \$135.00. For new construction with gross floor areas 5,000 square feet or less, the application fee is \$135.00. For new construction with a gross floor area greater than 5,000 square feet, the application fee is \$135.00 plus \$.01 per square foot of gross floor area over 5,000 square feet. (All base fees include \$60.00 state tax)

Fee of \$ 186.50 paid on 3-5-20CK # 55343

CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SITE PLAN APPLICATION
ENVIRONMENTAL COMPLIANCE CERTIFICATION

Date: 3/5/20

Property Location: 49 HAYDEN HILL ROAD

Assessor's Map: 24 Block 005 Map 021

Project: A NEW 10,150 SQ. FT. OFFICE BUILDING

Company: C.H. NICKERSON

Applicant: JOE MILLER, PRESIDENT - C.H. NICKERSON

Applicant's Address: 49 HAYDEN HILL ROAD TORRINGTON

Air Quality:

Will this facility produce emissions into the air? ____ Yes ☒ No

If yes, will this require registration or a permit from any State or Federal agency? ____ Yes ____ No N/A

If yes, list the agency's name and the registration or permit numbers:

N/A

Attach a description of the processes that will produce the emissions. Include an estimate of the amounts of industrial materials that will be used on an hourly basis and any pollution control equipment that will be installed. Attach copies of all air quality permits or applications.

Hazardous Wastes

Will this facility generate, transport, treat, store or dispose of hazardous wastes? Check all that apply:

____ Generate ____ Transport ____ Store ____ Treat ____ Dispose

NO

If the facility is a generator, it will do the following. Check all that apply:

N/A

- ____ Establish spill control measures
- ____ Compile a contingency plan
- ____ Store the wastes in a manner that protects the environment
- ____ Conduct personnel training

Attach a list of the hazardous wastes that will be generated by the facility, the estimated amounts generated per month and the generating processes. Attach EPA Identification Number of Application. Note that a violation of any State or Federal regulation regarding hazardous materials shall also be a violation of the City Zoning Regulations.

In-Ground Tanks

Will this facility use an in-ground tank for the storage of petroleum products, derivatives, or chemicals?

____ Yes ☒ No

If yes, attach a copy of the Connecticut Department of Environmental Protection In-Ground Tank Registration form.

Water Quality

Other than sanitary wastes, will this facility discharge process wastewaters or non-contact cooling water?

____ Yes ☒ No

If yes, will the discharges be to the environment or to the local publicly owned treatment plant?

____ Environmental ____ Treatment Plant

Attach a description of the processes that will generate the discharges, the materials used in the processes, the characteristics of the effluent, and any treatment conducted prior to discharge. Attach a copy of a NPDES Permit or Application.

This is to certify that this facility has complied, or will comply with the environmental regulations of the Agencies listed in Section 7.0 of the City's Zoning Regulations and will take the steps indicated above to maintain compliance with those regulations. Upon receipt of any permits or registration numbers, copies will be forwarded to the City of Torrington Planning and Zoning Department. Copies of any monitoring reports required by the State Department of Environmental Protection, the State Department of Health or the U.S. Environmental Protection Agency shall also be sent to the Torrington Planning and Zoning Department.

Applicant's Signature: _____



Printed Name of Applicant: _____

JON MILLER

Applicant's Title: _____

PRESIDENT

Date: _____

3/3/20

SOIL EROSION & SEDIMENT CONTROL PLAN NARRATIVE

INTRODUCTION:
PURSUANT TO CONNECTICUT P.A. 83-388, A SOIL EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVE IS REQUIRED FOR THIS PROJECT.
THIS NARRATIVE DESCRIBES MEASURES REQUIRED TO CONTROL SOIL EROSION DURING AND AFTER CONSTRUCTION OF THE PROPOSED SITE WORK SHOWN ON THIS PLAN. THE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN ARE DESIGNED IN ACCORDANCE WITH A DOCUMENT ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CT DEP.
THE GUIDELINES ARE OBTAINABLE FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CONNECTICUT 06106 AND SHOULD BE USED AS A REFERENCE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS.

PROJECT DESCRIPTION:
THE APPLICANT PROPOSES TO CONSTRUCT A 10,150(±) SQUARE FOOT BUILDING WITH APPURTENANT PARKING. THE BUILDING WILL BE SERVED BY PUBLIC SEWER AND WATER. THE SITE IS LOCATED AT 49 HAYDEN HILL ROAD IN TORRINGTON, CT.
RUN OFF FROM THE DEVELOPED SITE WILL BE COLLECTED IN CATCH BASINS AND PIPED TO AN ON-SITE DETENTION BASIN, WHICH WILL OUTLET INTO AN EXISTING STORMWATER SYSTEM IN GREENWOODS ROAD. RIPRAP WILL BE INSTALLED AT ALL PIPE OUTLETS TO MINIMIZE SOIL EROSION.
ANTICIPATED START OF CONSTRUCTION IS SPRING OF 2020. SEDIMENT AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND WILL BE IN PROPER WORKING ORDER BEFORE CONSTRUCTION BEGINS. SEDIMENT AND EROSION MEASURES WILL BE MAINTAINED IN PROPER WORKING ORDER THROUGH COMPLETION OF CONSTRUCTION AND WILL REMAIN IN PLACE AND CONTINUE TO BE MAINTAINED AFTER CONSTRUCTION HAS BEEN COMPLETED, UNTIL ALL DISTURBED AREAS ARE STABILIZED.

- CONSTRUCTION SCHEDULE:**
- OBTAIN A COPY OF ALL PROJECT LAND-USE PERMITS. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL PERMIT REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - INSTALL SILTATION CONTROL FENCES AND FILTER FABRIC SILT BARRIERS AT EXISTING CATCH BASINS.
 - INSTALL CONSTRUCTION ENTRANCE.
 - REMOVE TREES, BRUSH, AND STUMPS IN AREAS TO BE CLEARED AS REQUIRED.
 - STRIP TOPSOIL FROM WORK AREAS, STOCKPILE AND INSTALL SILT FENCE AT TOE OF PILE.
 - ROUGH GRADE DETENTION BASIN.
 - ROUGH GRADE SITE, BEGIN CONSTRUCTION OF BUILDING.
 - INSTALL UTILITIES AND FILTER FABRIC SILT BARRIERS AT NEW CATCH BASINS.
 - BACKFILL FOUNDATION.
 - ROUGH GRADE NEW PARKING AREAS, INSTALL AND GRADE PAVEMENT BASE AND CURBS.
 - PAVE PARKING AREAS AND INSTALL WALKS.
 - GRADE, STABILIZE AND SEED ALL DISTURBED AREAS.
 - MAINTAIN ALL EROSION CONTROL MEASURES UNTIL A DURABLE GRASS STAND IS ESTABLISHED IN ALL NON-PAVED AREAS.

- LAND DISTURBANCE:**
THE FOLLOWING PROCEDURES SHALL BE USED FOR ALL LAND DISTURBING ACTIVITIES:
- ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO PROPOSED CONSTRUCTION ACTIVITIES.
 - LAND CLEARING SHALL PROCEED AT THE SAME RATE AS CONSTRUCTION.
 - REMOVAL OF VEGETATION SHALL BE RESTRICTED TO THOSE AREAS NECESSARY FOR CURRENT CONSTRUCTION ACTIVITIES.
 - DISTURBED AREAS SHALL BE LIMITED TO A MAXIMUM OF 20 FEET BEYOND THE PHYSICAL DIMENSIONS OF THE ROADS, DRIVEWAYS, UTILITY TRENCHES, SEPTIC SYSTEMS, AND AREAS TO BE GRADED.
 - CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE CONFINED TO THE DISTURBED AREAS ONLY.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN OR STATE, OF ANY DEBRIS FROM HIS CONSTRUCTION ACTIVITIES.
 - THE USE, STORAGE, OR DISPOSAL OF ANY MATERIAL NOT IN ACCORDANCE WITH WHAT IS SHOWN ON THE APPROVED PLAN OR REQUIRED BY THE REGULATORY AGENCY MAY RESULT IN THE IMMEDIATE REVOCATION OF ANY PERMIT/APPROVAL GRANTED BY THE COMMISSION.

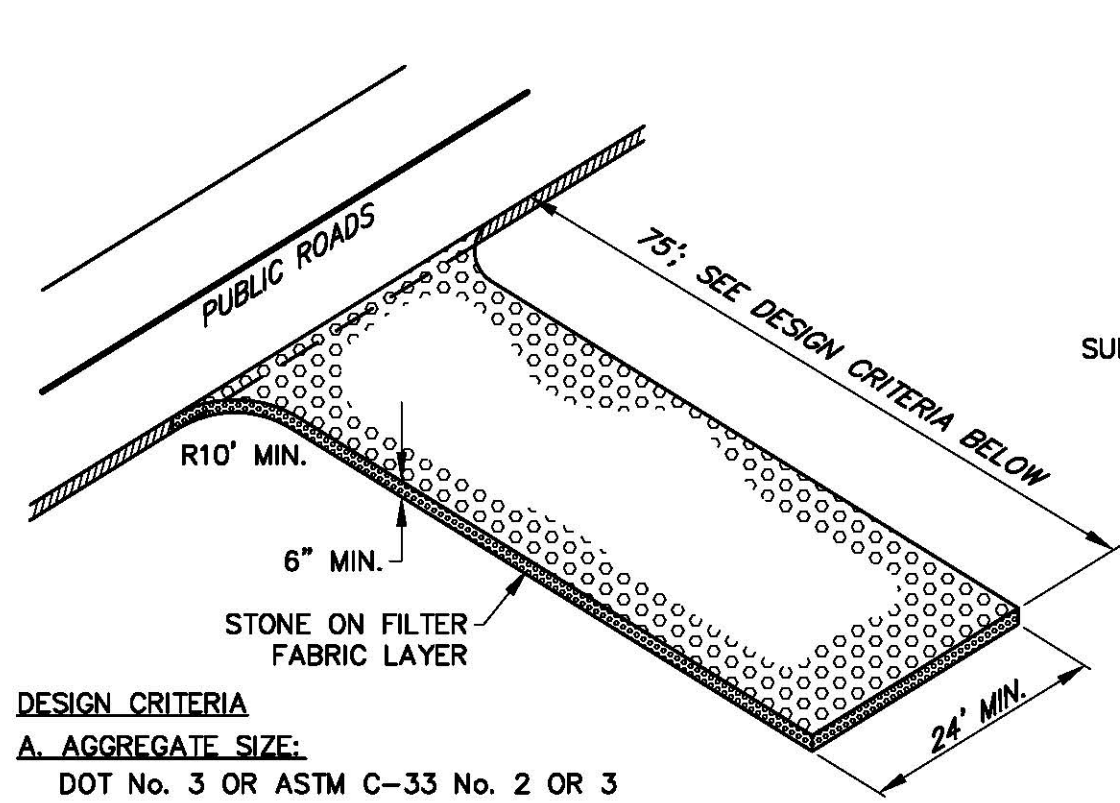
GENERAL NOTES:
WHENEVER CONSTRUCTION SHALL TAKE PLACE IN AREAS DESIGNATED AS WETLANDS OR AS AREAS TO BE ECOLOGICALLY PROTECTED, THE CONTRACTOR SHALL TAKE SPECIAL CARE WITH HIS CONSTRUCTION METHODS AND SHALL COMPLY WITH THE FOLLOWING REGULATIONS:
THE DIVERSION OF WATERCOURSES SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT INJURY TO PERSONS OR PUBLIC HEALTH AND TO PREVENT FLOODING OF PUBLIC OR PRIVATE PROPERTY.
ALL EXISTING VEGETATION SHALL BE PROTECTED, AND ONLY THAT CLEARING AND CUTTING WHICH IS ABSOLUTELY NECESSARY FOR THE PROPOSED CONSTRUCTION OR TO CLEAR THE PERMANENT RIGHT-OF-WAY SHALL BE ALLOWED. CARE SHALL BE TAKEN TO PRESERVE ALL SPECIMEN TREES. THOSE TREES IDENTIFIED TO BE SAVED SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION EQUIPMENT BY SUITABLE MEANS. ALL REGULATED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND CONTOURS.
EXCESS EXCAVATED MATERIAL, INCLUDING THAT RESULTING FROM CLEARING AND GRUBBING, SHALL NOT BE DEPOSITED WITHIN THE REGULATED AREA.

WORK WITHIN REGULATED AREAS:
IF WORK IS REQUIRED WITHIN A REGULATED WETLAND, WATER COURSE, OR ADJACENT AREA, SITE DISTURBANCE SHALL BE LIMITED TO THE AREA ABSOLUTELY NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE RESTORED AS CLOSELY AS POSSIBLE TO THEIR ORIGINAL NATURAL STATE. THE DEVELOPER SHALL OBTAIN THE NECESSARY PERMIT(S) FROM THE TOWN WETLANDS COMMISSION. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PERMIT, MAPS APPROVED BY THE TOWN INDICATING THE LIMITS OF INLAND WETLANDS, AND CONDITIONS FOR CONSTRUCTION WITHIN THESE REGULATED AREAS. THE CONTRACTOR SHALL BE REQUIRED TO STRICTLY ADHERE TO ALL REQUIREMENTS AND RESTRICTIONS IMPOSED BY THE WETLANDS PERMIT.

SOIL EROSION AND SEDIMENT CONTROL MEASURES:
ALL WATERCOURSES SHALL BE PROTECTED FROM SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION. THIS PROVISION APPLIES PARTICULARLY TO DEWATERING ACTIVITIES, STORAGE OF EXCAVATED OR STOCKPILED MATERIAL, AND TRENCH OR DITCH EXCAVATION.
HAYBALES OR SYNTHETIC FILTER BARRIER FENCE, AS SPECIFIED, IS TO BE INSTALLED AT ALL LOCATIONS AS INDICATED ON THE PLANS TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE DRAINAGE SYSTEM, WETLANDS, OR WATER COURSES. HAYBALES OR SILT FENCE SHALL BE STAKED AS SHOWN ON THE PLAN, AND ARE TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE HAYBALES OR SILT FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR TO BE USED AS FILL IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT UPON. HAYBALES AND SILT FENCES ARE TO REMAIN IN PLACE AND BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE FENCES ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
DURING CONSTRUCTION, EXPOSE AS SMALL AN AREA AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.
DURING CONSTRUCTION, ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN SHALL BE IMPLEMENTED BY THE DEVELOPER. IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR, REPLACEMENT, AND MAINTENANCE OF ALL SEDIMENT/EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE TOWN.

STRIPPING AND STOCKPILING:
STOCKPILES THAT CONSIST OF ERODIBLE MATERIAL, SUCH AS STRIPPED TOPSOIL, ROAD FILL, SOILS EXCAVATED FROM ROAD CUTS AND FOUNDATION HOLES, ETC., SHALL CONFORM TO THE FOLLOWING CRITERIA:
1. LOCATION-ALL STOCKPILES SHALL BE LOCATED WITHIN THE AREA OF THE PROPOSED DISTURBANCE AND AWAY FROM THE FOLLOWING:
-WETLANDS
-WATER CONVEYANCE CHANNELS
-STORM DRAINAGE SYSTEM INLETS
-TOP OF STEEP SLOPES
2. SEDIMENT CONTROL-ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT BARRIERS, EITHER GEOTEXTILE SILT FENCE OR HAY BALE BARRIERS, PLACED APPROXIMATELY TEN FEET (10') FROM THE TOE OF SLOPE. THE SIDE SLOPES OF ERODIBLE STOCKPILED MATERIAL SHOULD BE NO STEEPER THAN 2:1. STOCKPILED MATERIAL NOT TO BE USED WITHIN THIRTY DAYS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.
THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM, OR ORGANIC MATERIAL PRIOR TO TRENCHING OPERATIONS, AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. IN AREAS DESIGNATED AS INLAND WETLANDS, THE UPPER STRATA, TO A DEPTH OF 2 FEET, SHALL BE STRIPPED AND STORED SEPARATELY. DURING BACKFILLING, THESE MATERIALS SHALL BE REPLACED AND FINISHED AS THEY EXISTED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOT INTRODUCE ANY FILL MATERIALS INTO ANY AREAS DESIGNATED AS INLAND WETLANDS WITHOUT FIRST OBTAINING A PERMIT(S) FROM THE TOWN WETLANDS COMMISSION.
THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL EXPIRATION OF THE MAINTENANCE PERIOD. ALL DEPRESSIONS APPEARING IN THE BACKFILLED EXCAVATION SHALL BE PROPERLY FILLED AND RESEDED IF NECESSARY.
RIPRAP:
RIPRAP, IF SPECIFIED, IS TO BE INSTALLED FOR ENERGY DISSIPATION AND TO CONTROL EROSION. THE RIPRAP IS TO BE INSTALLED BEFORE THE OUTLET STRUCTURES ARE WORKING, AND ALL ADJACENT AREAS ARE TO BE IMMEDIATELY SEEDED, IF IN SEASON, OR THE SOIL IS TO BE STABILIZED BY OTHER METHODS. THIS MAY REQUIRE SODDING, MULCHING, OR OTHER METHODS AS DEFINED IN THE "GUIDELINES".
RIPRAP SHALL BE INSPECTED PERIODICALLY TO DETERMINE IF HIGH FLOWS HAVE CAUSED SCOUR BENEATH THE RIPRAP OR FILTER BLANKET, OR DISLODGED ANY OF THE RIPRAP OR FILTER BLANKET MATERIALS. REPAIR IMMEDIATELY UPON OBSERVED FAILURE.

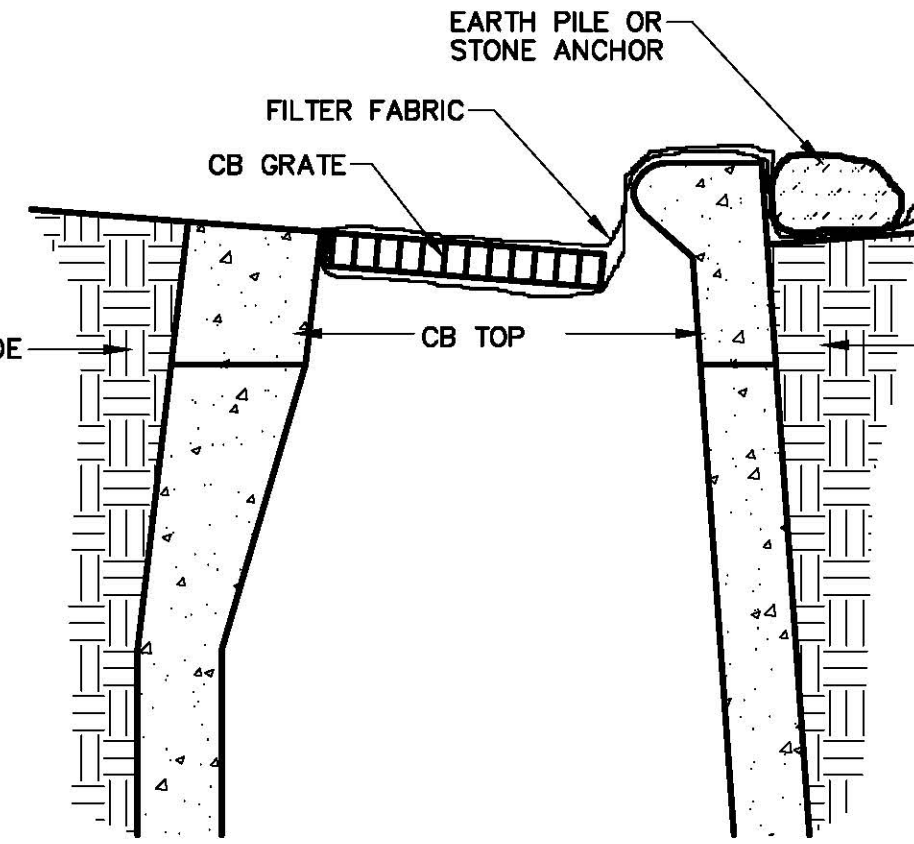
DISPOSAL OF TREES AND BRUSH:
ALL VEGETATION REQUIRING REMOVAL FOR CONSTRUCTION OF THE PROJECT SHALL BE DISPOSED OF OFF-SITE. NO TREES, BRUSH, OR STUMPS SHALL BE BURIED OR OTHERWISE DISPOSED OF ON-SITE.
TRENCH EXCAVATION AND BACKFILL:
CARE SHALL BE TAKEN TO EXCAVATE TO THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE METHODS AND EQUIPMENT USED FOR EXCAVATION MUST BE ADAPTED TO THE CONDITIONS AT THE SITE AND THE DIMENSIONS OF THE REQUIRED TRENCH. THE WIDTH OF THE GROUND OR STREET SURFACE, CUT OR DISTURBED, SHALL BE KEPT AS SMALL AS PRACTICABLE TO ACCOMMODATE THE WORK.
TRENCH EXCAVATION, BELOW THE TWO FOOT DEPTH WHICH IS TO BE STRIPPED AND STORED SEPARATELY, SHALL BE STOCKPILED AND USED AS THE TRENCH BACKFILL MATERIAL, UNLESS THE ENGINEER DECLARES IT UNSUITABLE FOR BACKFILL MATERIAL. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR.
ESTABLISH VEGETATION COVER ON DISTURBED AREAS:
1. SCARIFY SURFACE OF ALL AREAS TO BE TOPSOILED; PLACE A MINIMUM OF 4" TOPSOIL ON ALL AREAS TO BE SEEDED.
2. FERTILIZE AT THE FOLLOWING RATES:
a) FOR SPRING SEEDING, APPLY 19-19-19 FERTILIZER AT A RATE OF 10 LB.s/1000 SF AND WORK INTO SOIL. SIX TO EIGHT WEEKS LATER AN ADDITIONAL 10 LB.s/1000 SF IS TO BE APPLIED.
b) FOR FALL SEEDING, APPLY 19-19-19 FERTILIZER AT A RATE OF 10 LB.s/1000 SF AND WORK INTO SOIL.
3. SMOOTH AND FIRM SEEDBED; APPLY SEED AT THE RATE(S) SPECIFIED BELOW. COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.
APPLY APPROPRIATE SEED MIXTURE PER THE FOLLOWING:
PERMANENT SEEDING
30% CREEPING RED FESCUE
35% SHAMROCK KENTUCKY BLUEGRASS
35% ALL-SPORT PERENNIAL RYE
APPLICATION RATE: 5 LB.s/1000 SF
TEMPORARY SEEDING (WINTER SOIL PROTECTION)
ANNUAL RYE OR PERENNIAL RYE
APPLICATION RATE: 2 LB.s/1000 SF
4. MULCH IMMEDIATELY WITH HAY FREE FROM WEED SEEDS AT A RATE OF 3 BALES/1000 SF.



DESIGN CRITERIA
A. AGGREGATE SIZE:
DOT No. 3 OR ASTM C-33 No. 2 OR 3
B. ENTRANCE DIMENSIONS:

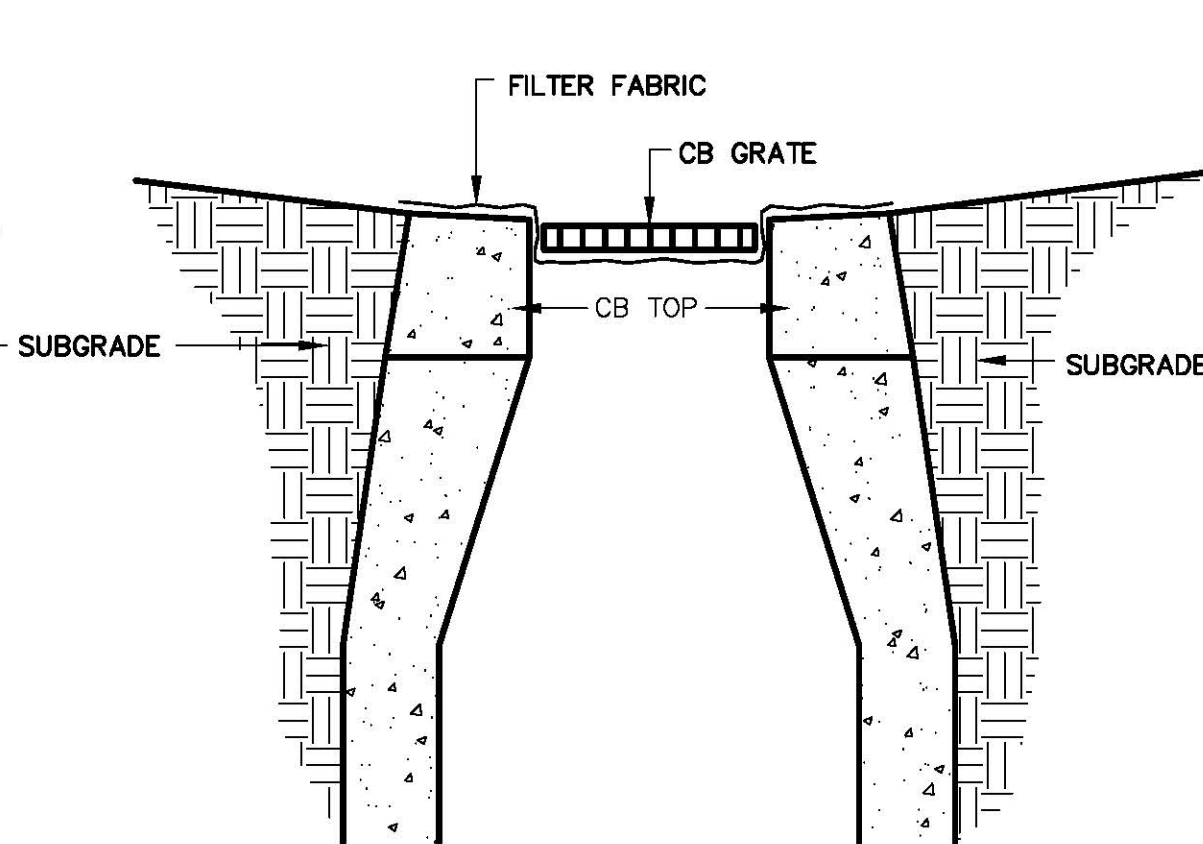
THICKNESS-NOT LESS THAN SIX (6) INCHES OF STONE ON FILTER FABRIC.
WIDTH-TWENTY-FOUR FT. (24') MIN., w/ POINTS OF INGRESS/EGRESS FLARED SUFFICIENTLY TO ACCOMMODATE CONSTRUCTION VEHICLES USED ON SITE
LENGTH-50 FEET MINIMUM WHERE THE SOILS ARE SANDS OR GRAVELS, OR 100 FEET MINIMUM WHERE SOILS ARE CLAYS OR SILTS, EXCEPT WHERE THE TRAVELED LENGTH IS LESS THAN 50 OR 100 FEET RESPECTIVELY
AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE SHOULD BE INSTALLED BEFORE INSTALLING THE STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION ENTRANCE
N.T.S.



NOTE:
REMOVE CB GRATE; PLACE FILTER FABRIC; REPLACE GRATE, TAKING CARE NOT TO DAMAGE FILTER FABRIC. ANCHOR w/ STONE OR EARTH PILE

TYPE "C"

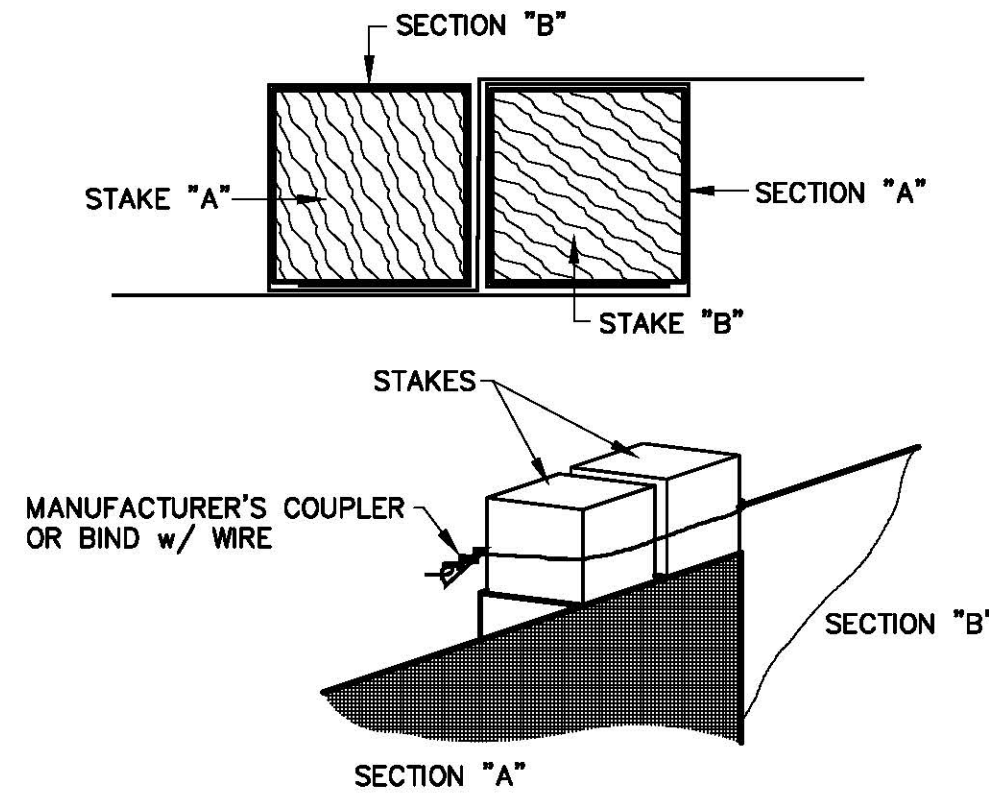
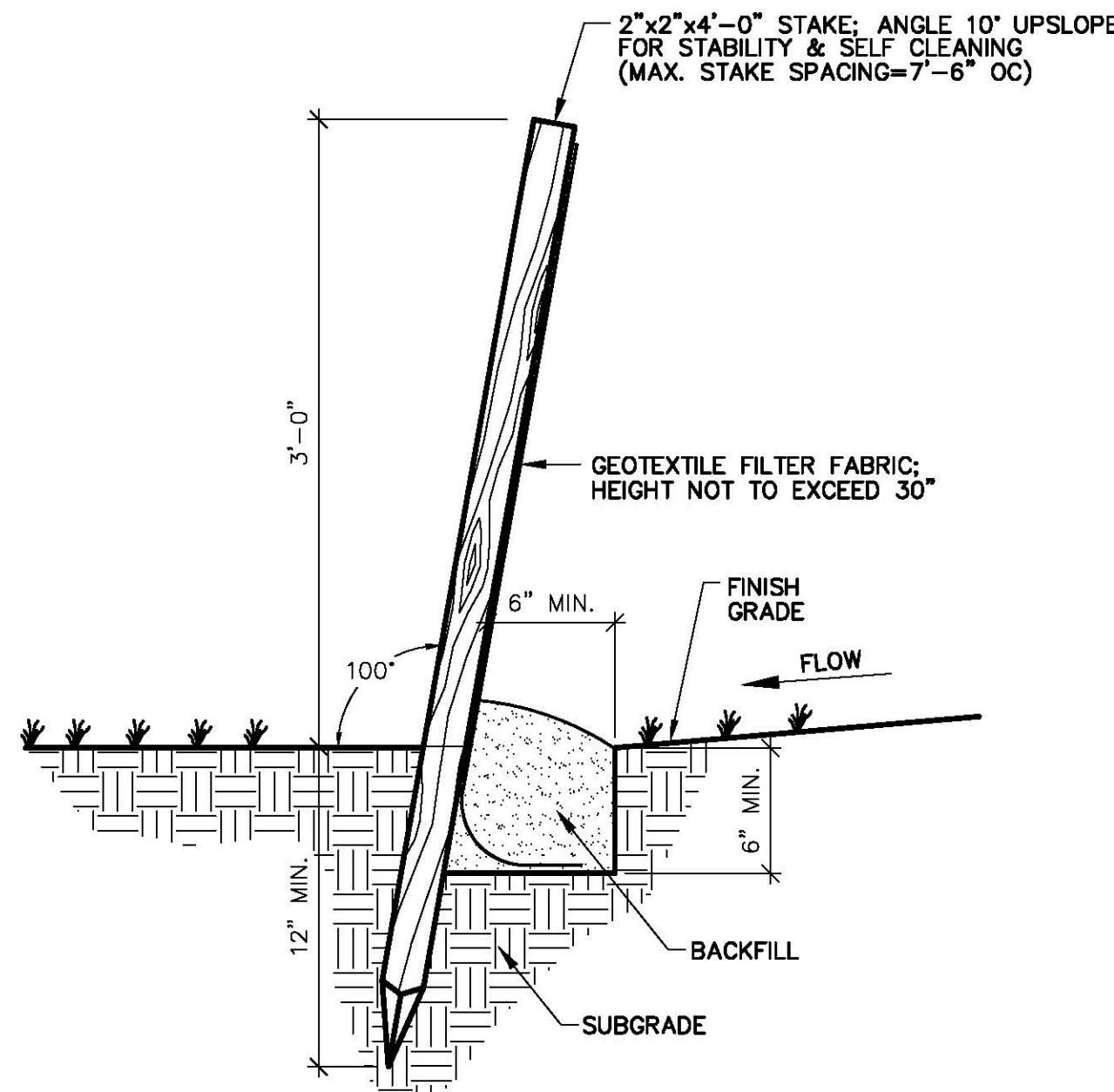


NOTE:
REMOVE CB GRATE; PLACE FILTER FABRIC; REPLACE GRATE, TAKING CARE NOT TO DAMAGE FILTER FABRIC.

TYPE "CL"

FILTER FABRIC SILT BARRIER AT CATCH BASIN

N.T.S.



COUPLING OF ADJACENT SECTIONS
SILTATION CONTROL FENCE
N.T.S.


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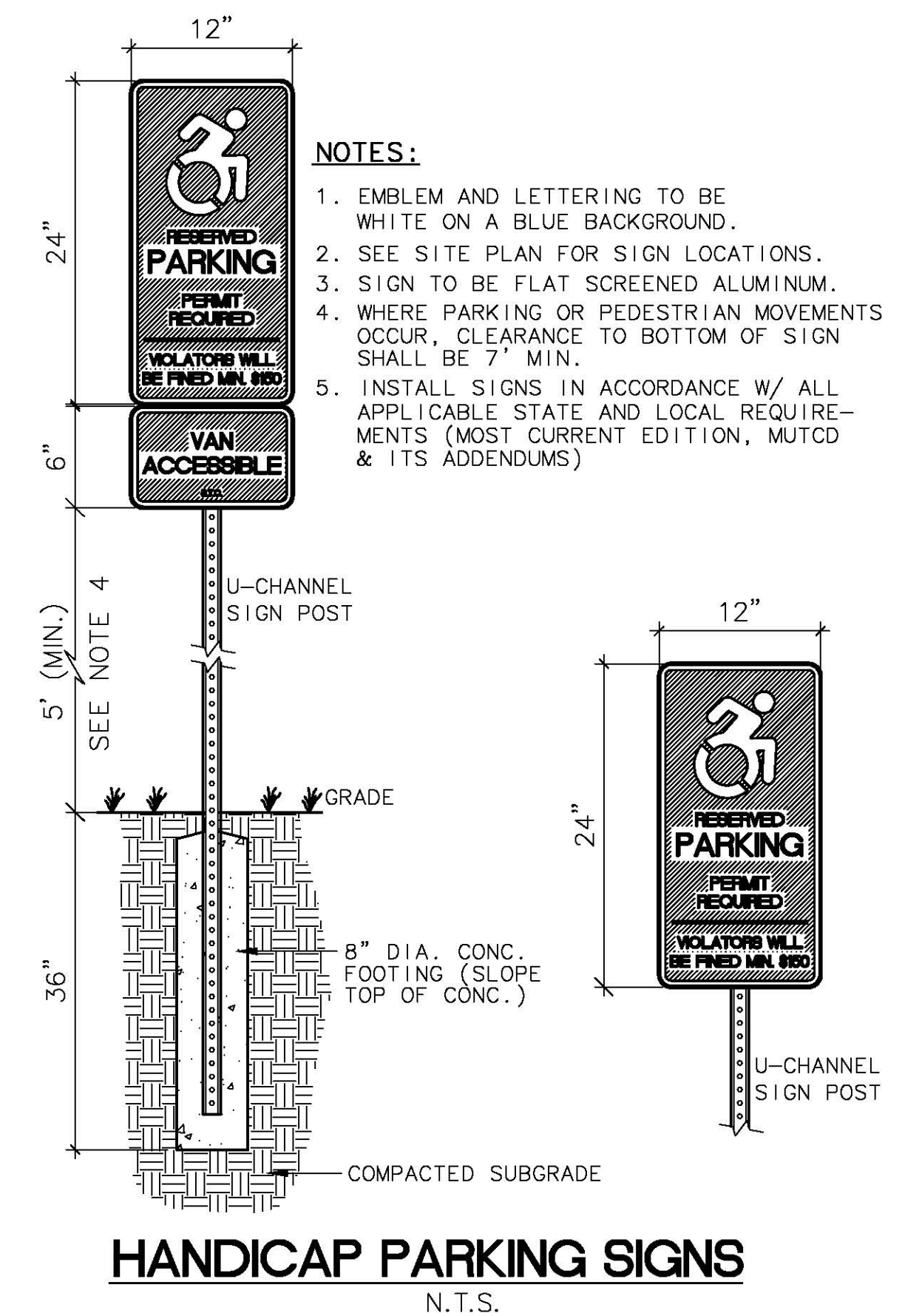
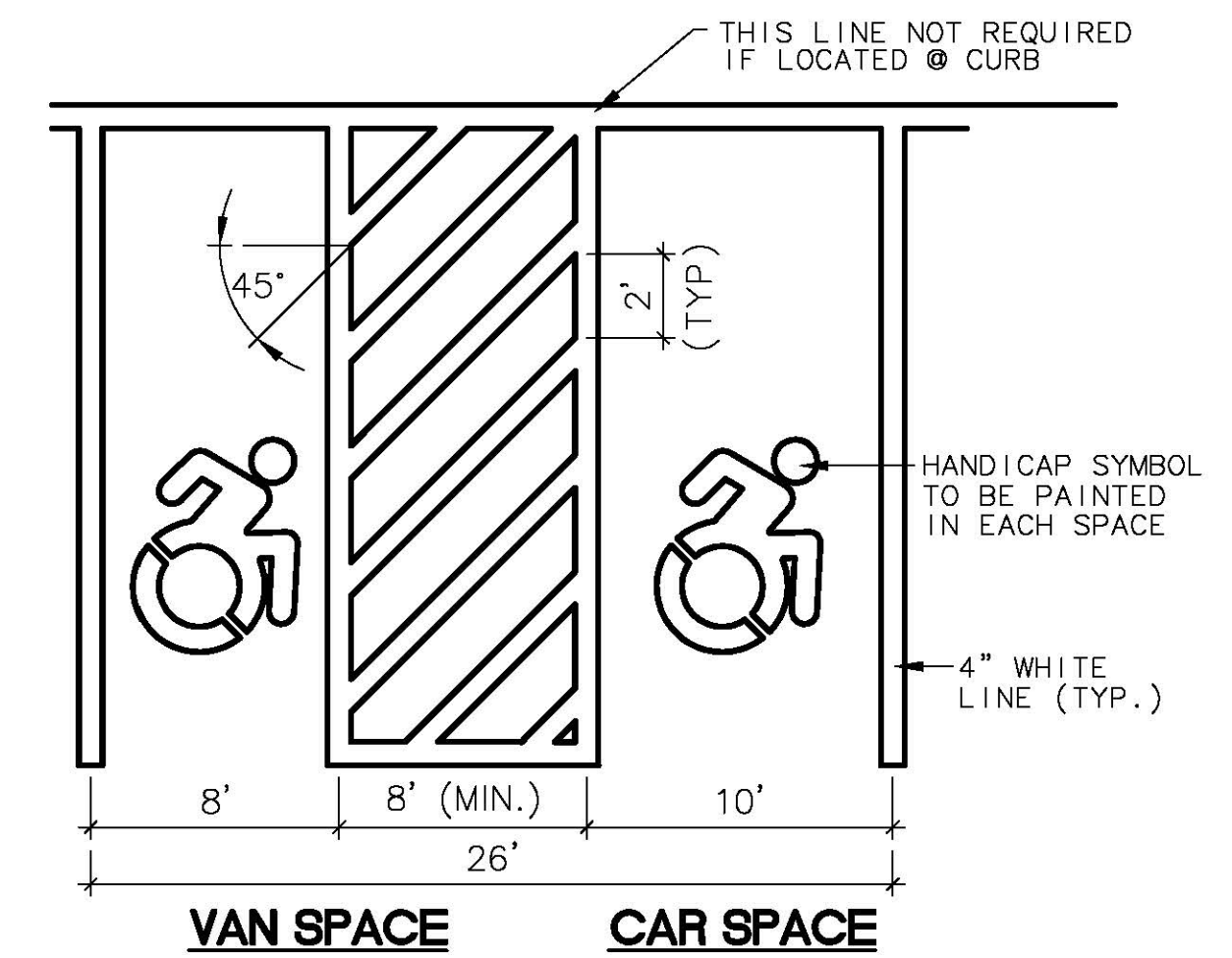
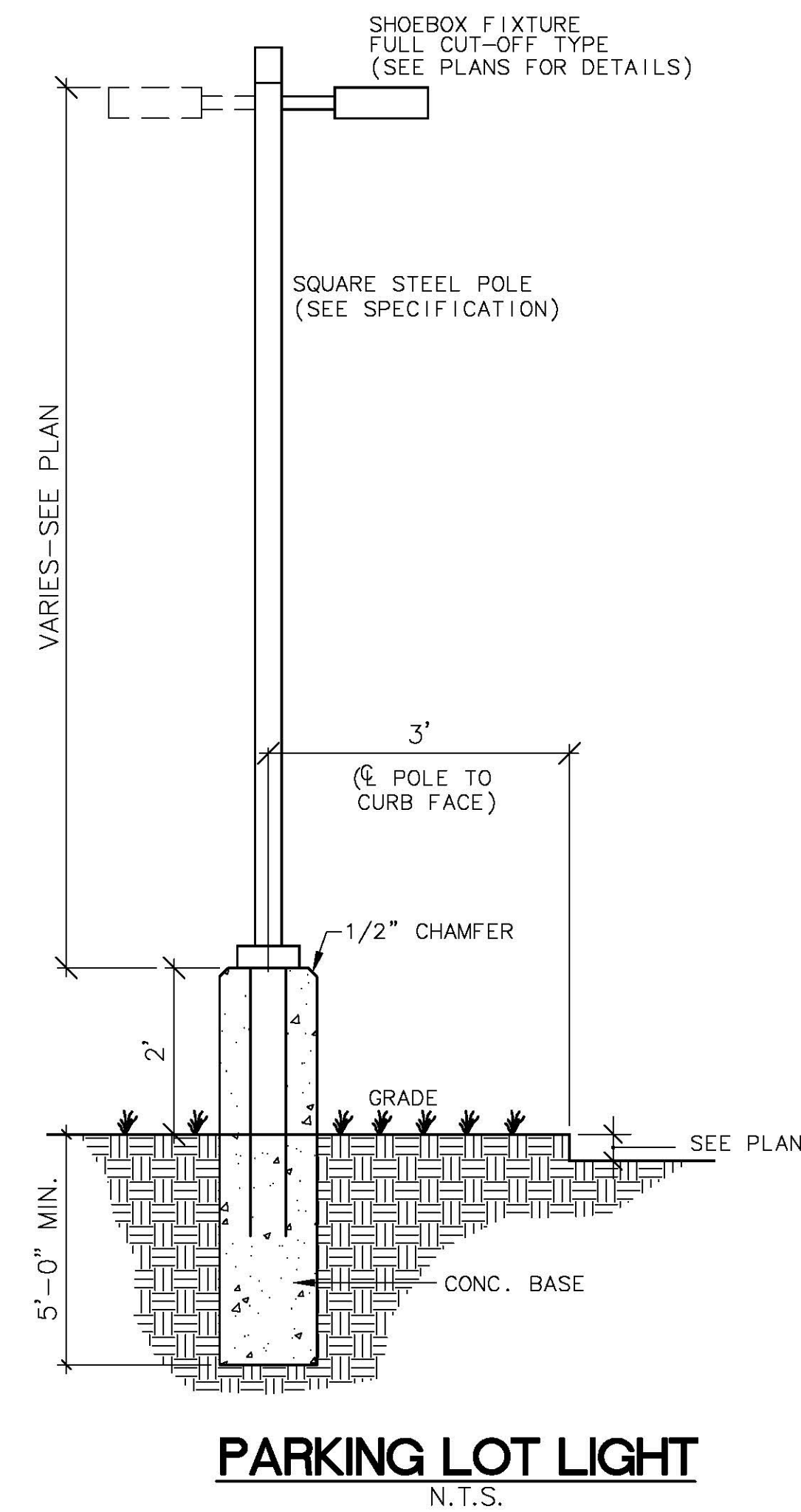
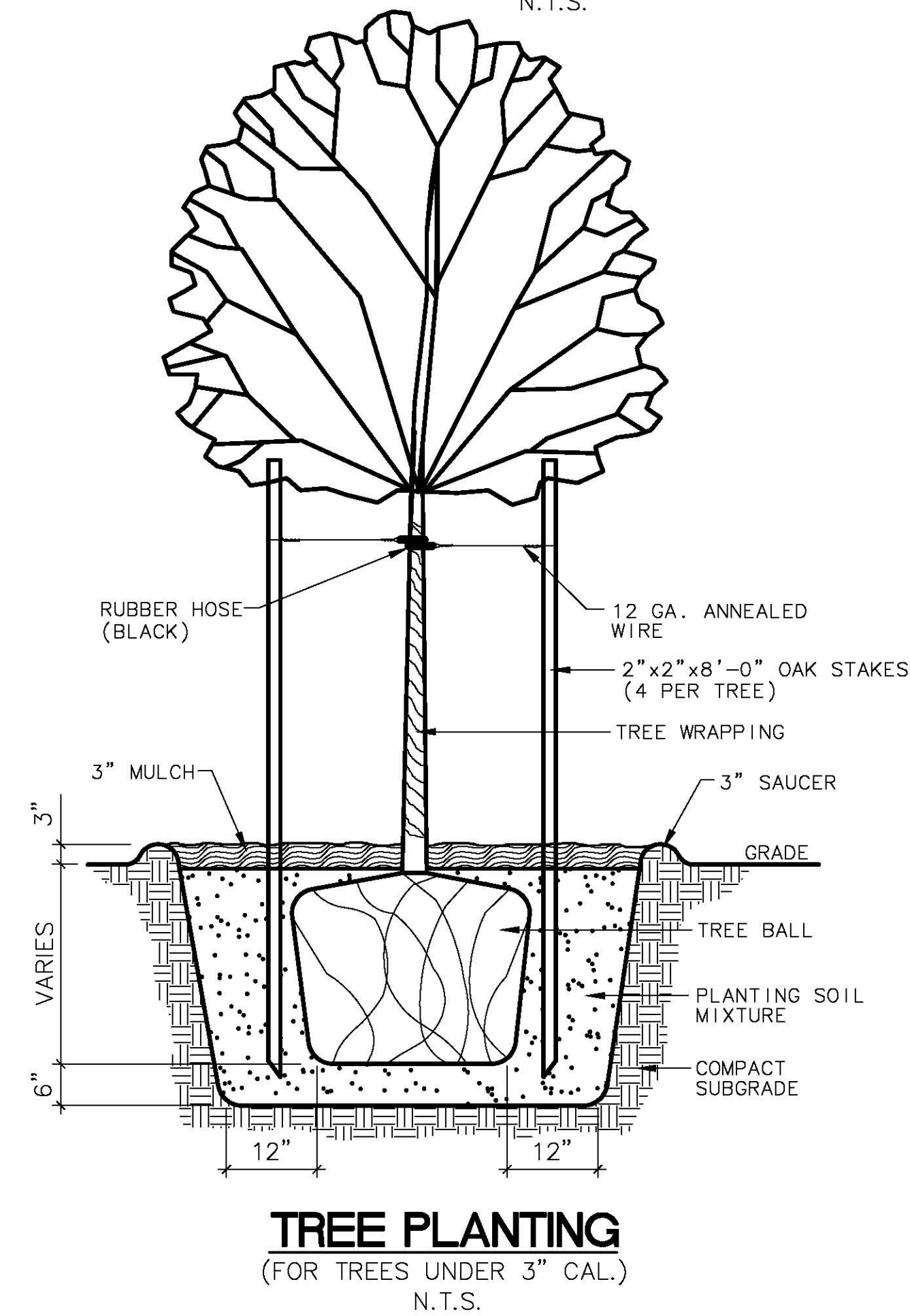
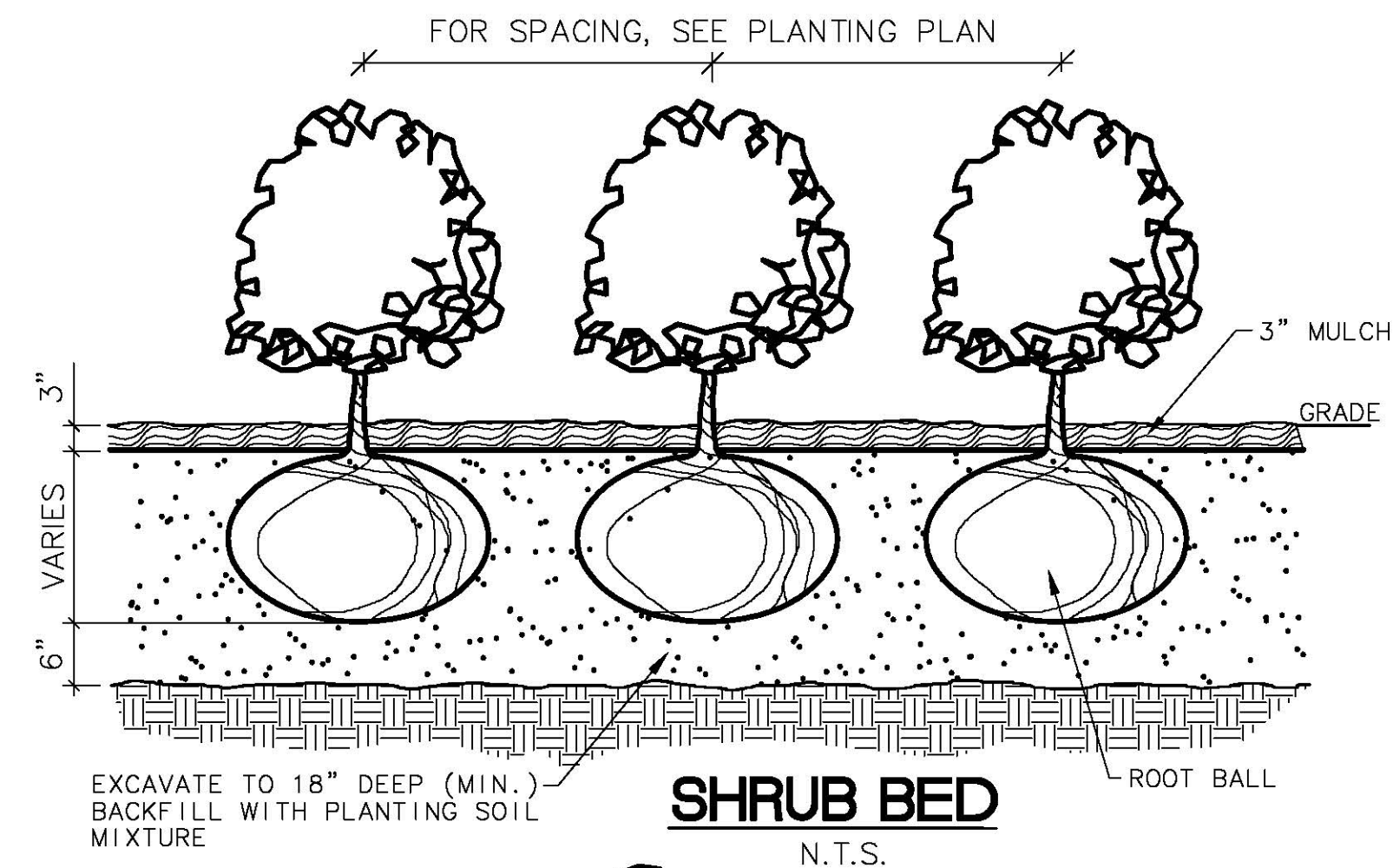
Borghesi Building 8 Engineering Co., Inc.

SEAL

REVISIONS

PROJECT		Nickerson GENERAL CONTRACTORS		APPROVED BY J.H.F.	SCALE NTS
		49 HAYDEN HILL ROAD, TORRINGTON, CT 06790			
DRAWN BY	G.R.W.				
DATE	02-20-20				
2155 EAST MAIN STREET, TORRINGTON, CT 06790 860-482-7813/WEB: WWW.BORGHESIBUILDING.COM					

SHEET NO.
SPD1





Filename: Nickerson General Contractors Site Lighting - Torrington - REV 1.AGI

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	BUG Rating	Description
SL4	2	SL4	SINGLE	8895	70	0.900	B2-U0-G2	Lithonia DSX1 LED P2 40K TFTM MVOLT SPA DDBXD 20FT POLE
SC	1	SC	SINGLE	999	12.69	0.900	B1-U0-G0	Lithonia LDN4 40/10 LO4AR LSS MVOLT EZ1 TRW
SW3	5	SW3	SINGLE	2757	26.2	0.900	B1-U0-G1	Lithonia DSXW1 LED 10C 700 40K T3M MVOLT DDBXD

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
SITE	Illuminance	Fc	0.69	7.2	0.0	N.A.
PARKING	Illuminance	Fc	1.41	2.3	0.7	2.01
SIDEWALKS	Illuminance	Fc	2.33	7.2	1.0	2.33

Greg Loda / Tom Hannigan
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067
website: www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email Address : gloda@lightingaffiliates.com

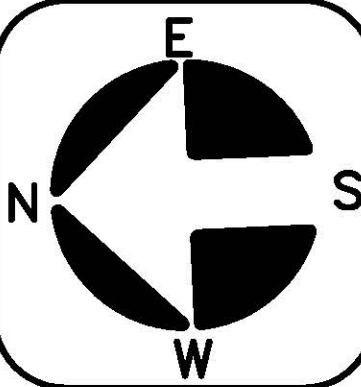
NOTE: ALL LIGHT FIXTURES SHALL
BE FULL CUT-OFF FIXTURES

PHOTOMETRIC PLAN

SCALE: 1"=20'

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OR BY ANY OTHER MEANS WITHOUT THE PRIOR WRITTEN
CONSENT OF BORGHESI BUILDING & ENGINEERING CO., INC.

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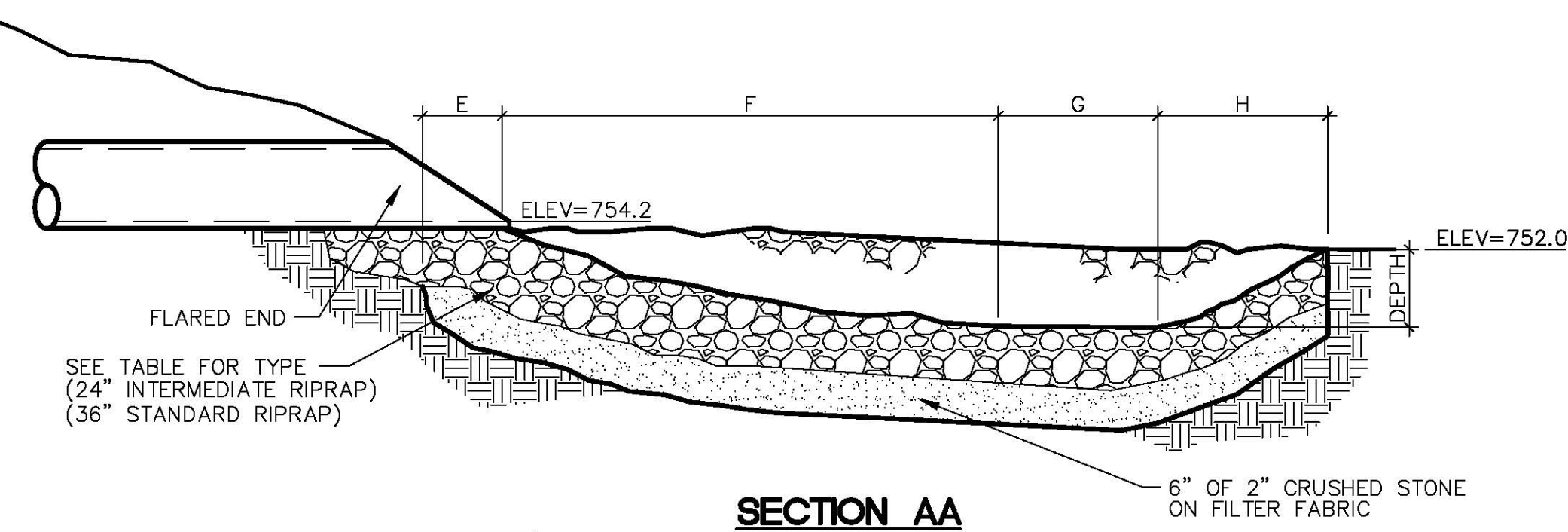
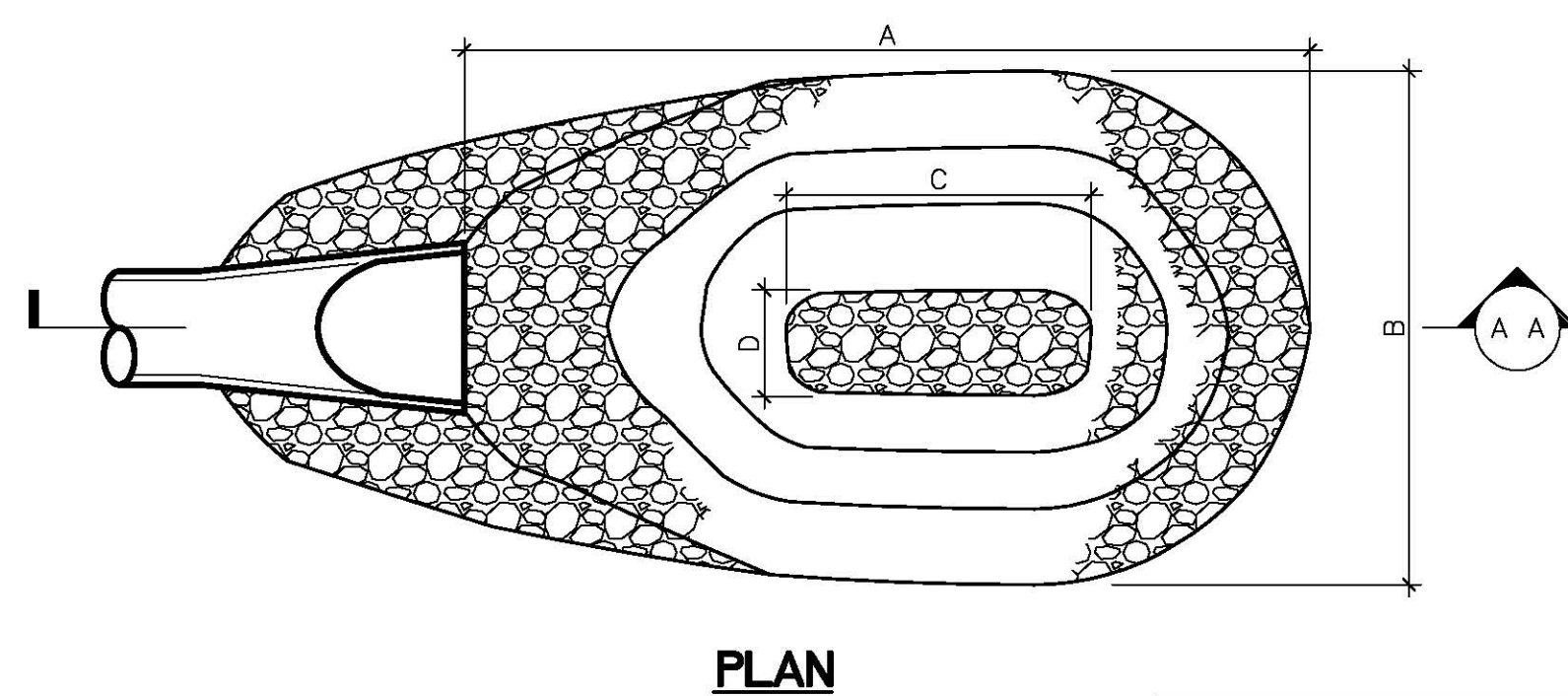


SEAL

REVISIONS

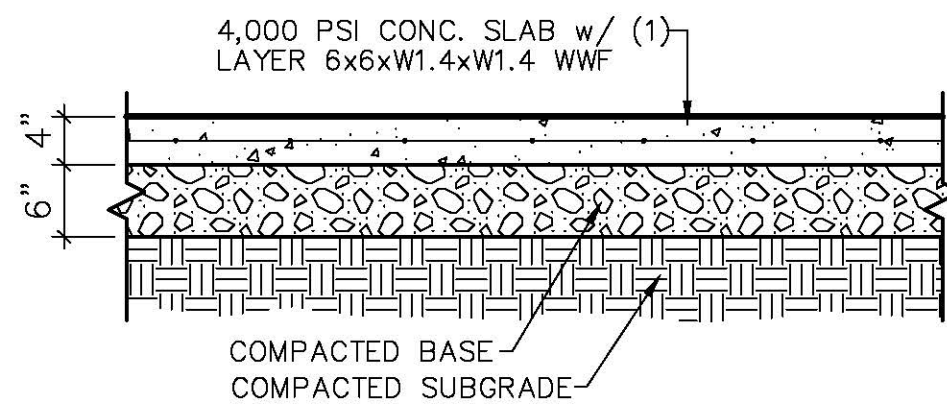
Nickerson
GENERAL CONTRACTORS
49 HAYDEN HILL ROAD, TORRINGTON, CT 06790
PROJECT
DRAWN BY
DATE
G.R.W.
SCALE
J.H.P.
AS NOTED
2155 EAST MAIN STREET, TORRINGTON, CT 06790
860-462-7517 WEB: WWW.BORHESIBUILDING.COM

SHEET NO.
SP4

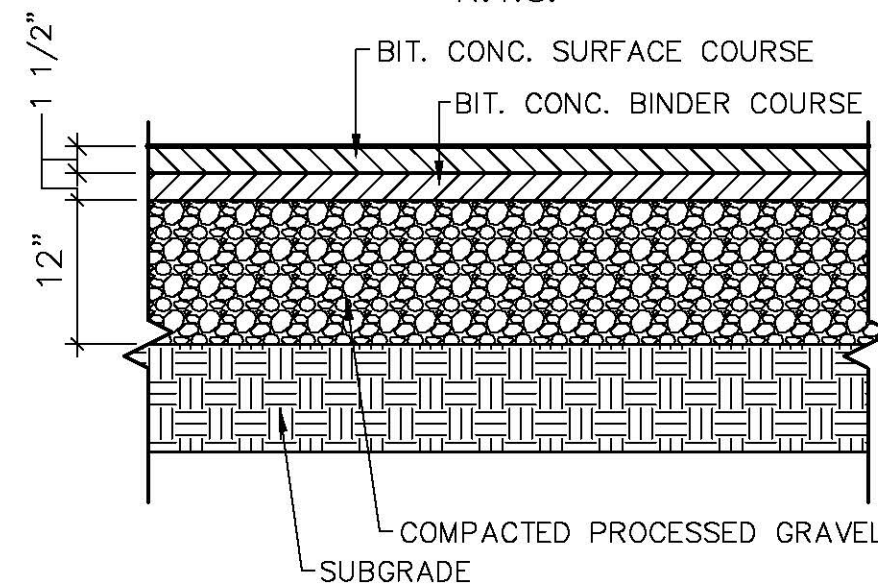


PIPE SIZE	A	B	C	D	E	F	G	H	RIPRAP TYPE	DEPTH
≤15"	26"	12'	4'	2'	1'	18'	4'	4'	INTERMEDIATE	2'-0"

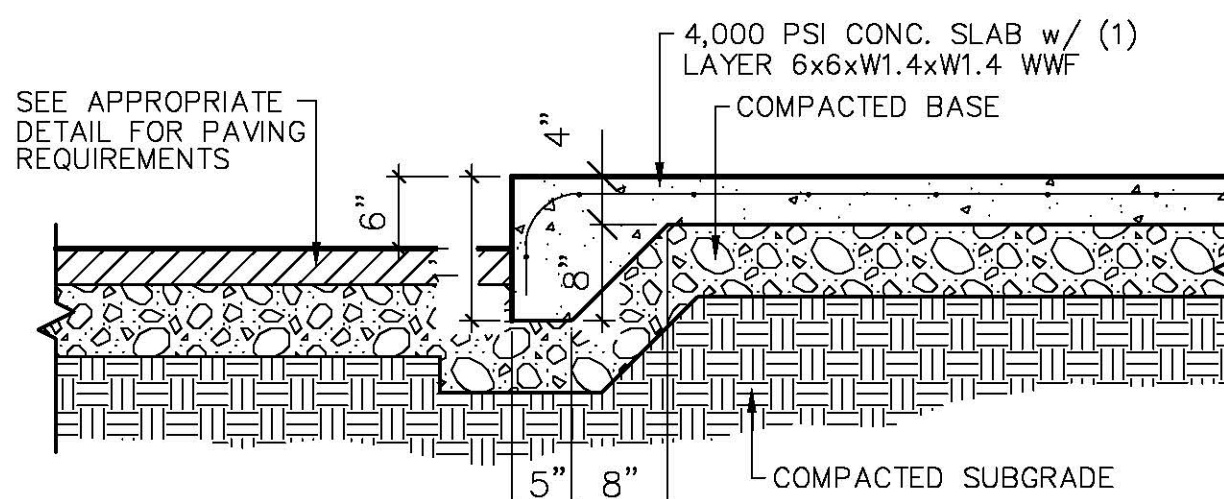
RIPRAP PLUNGE POOL DETAIL
N.T.S.



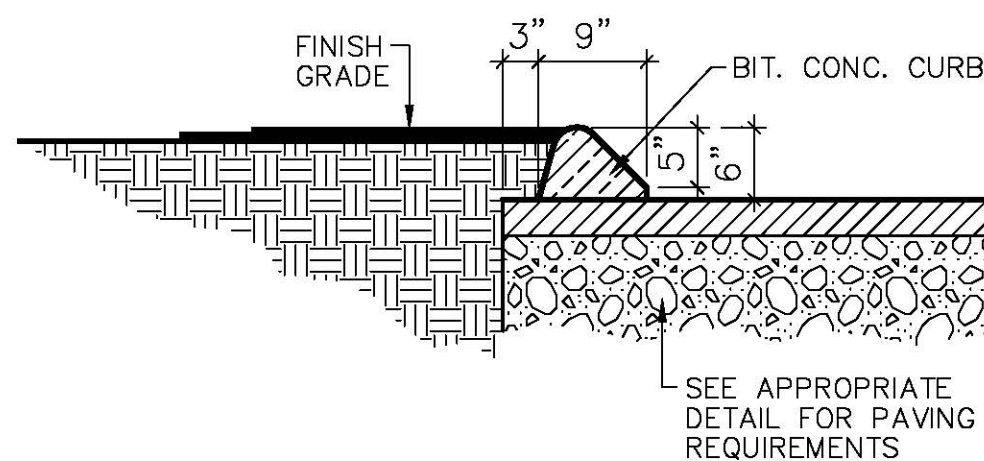
CONCRETE WALK PAVEMENT
N.T.S.



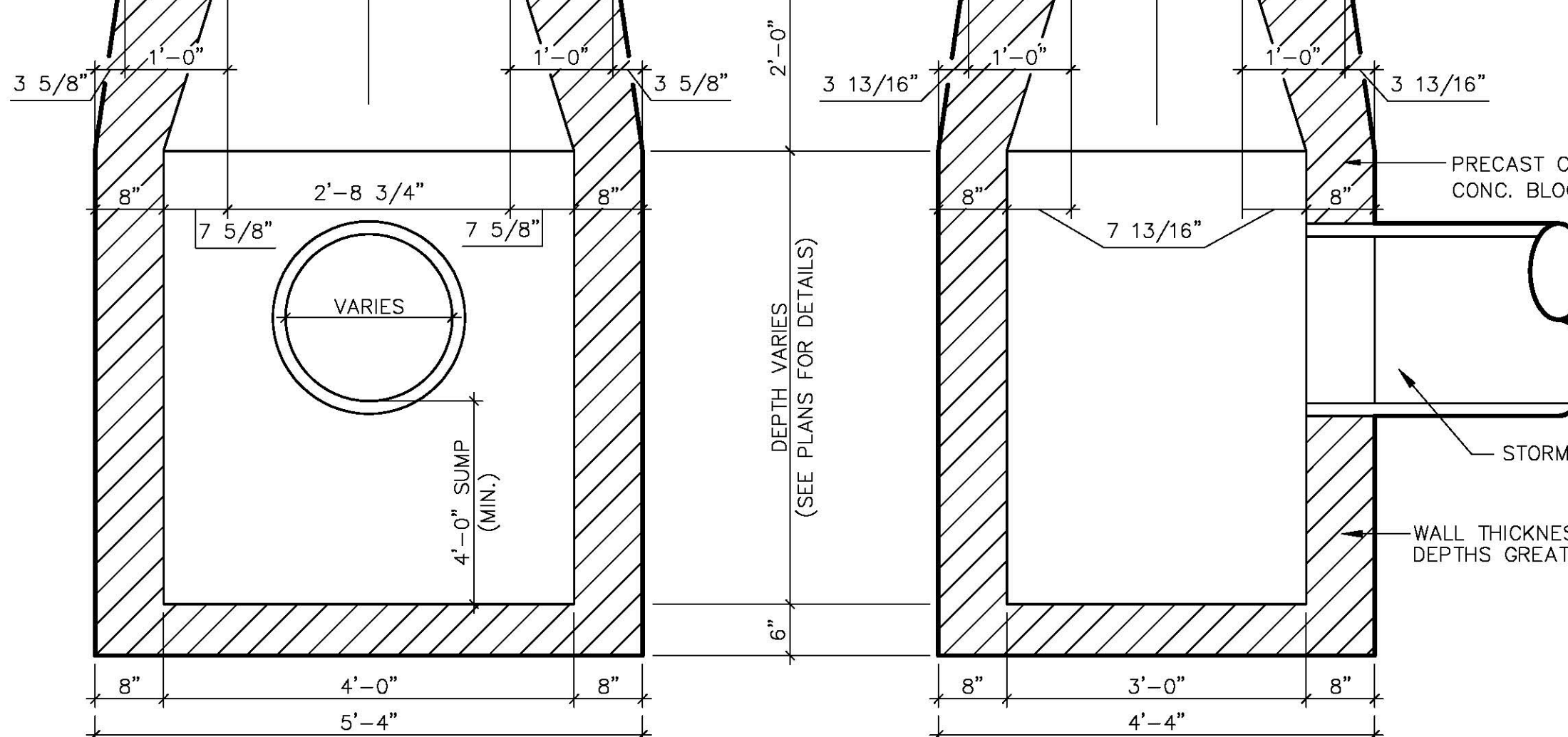
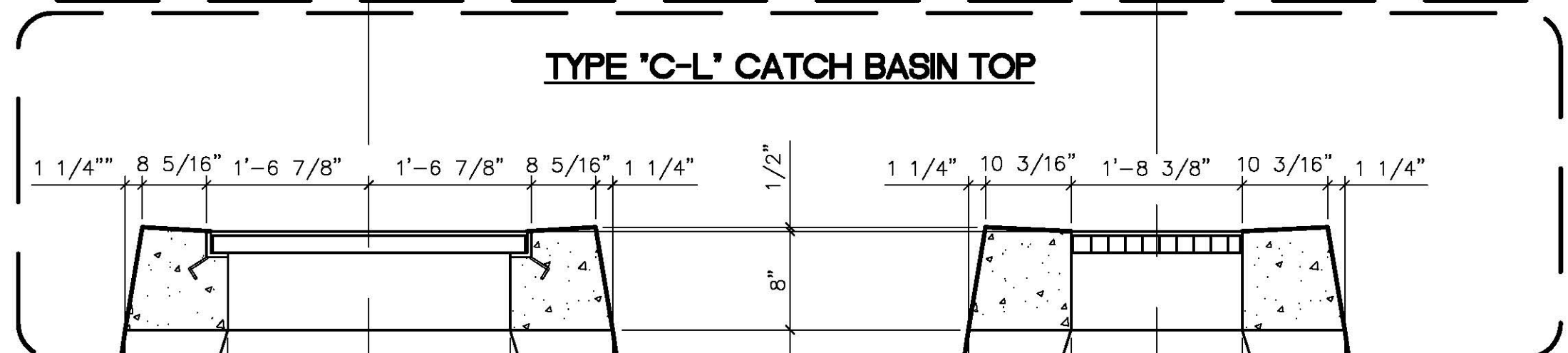
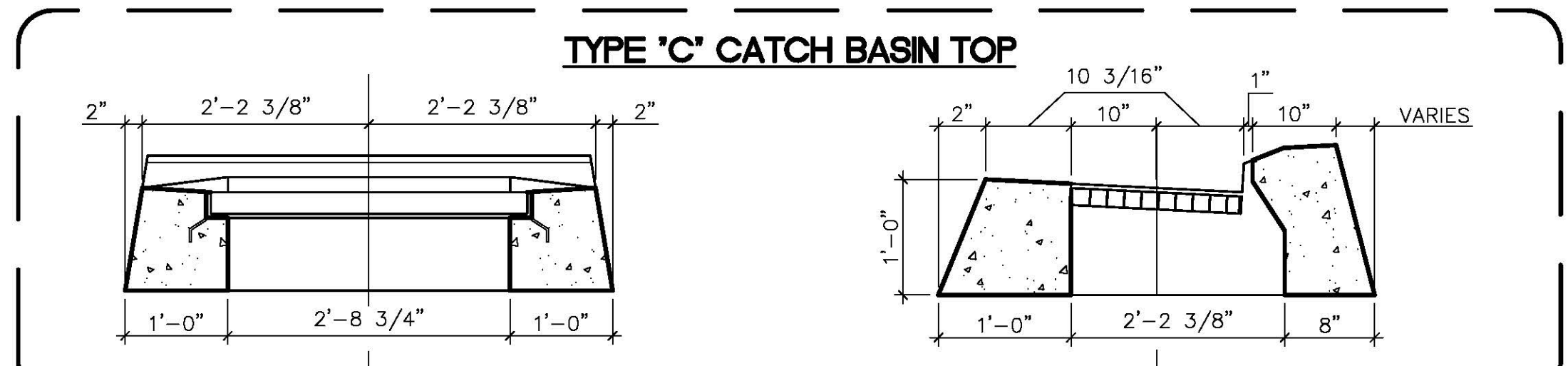
BITUMINOUS CONCRETE PAVEMENT
N.T.S.



MONOLITHIC CONCRETE CURB
N.T.S.



BITUMINOUS CONCRETE CURB
N.T.S.



LONGITUDINAL SECTION **TRANSVERSE SECTION**

STATE OF CONN. CATCH BASIN
N.T.S.

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SEAL

REVISIONS
03-13-2020 NEW RIPRAP PLUNGE POOL DETAIL

PROJECT 18 HAYDEN HILL ROAD, TORRINGTON, CT 06790	DRAWN BY G.B.W.		APPROVED BY J.H.P.	
	DATE 02-20-20		SCALE N.T.S.	
	PROJECT 2155 EAST MAIN STREET, TORRINGTON, CT 06790			
	860-482-7813/WEB: WWW.BORGHESIBUILDING.COM			

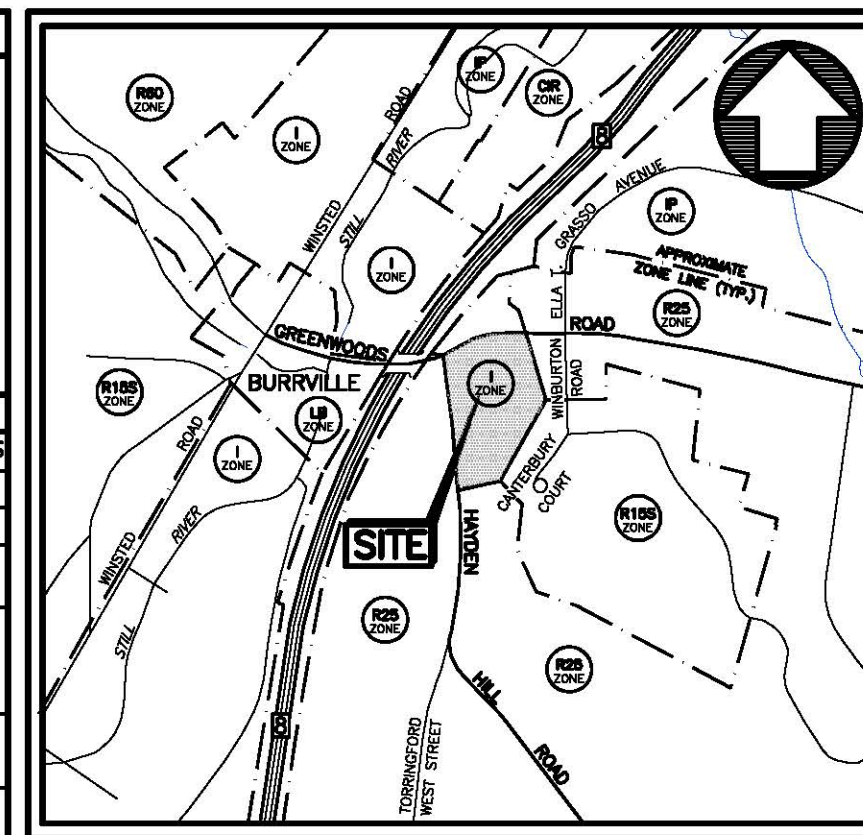
NOTES:

- 1) MAP REFERENCES:
A) DRAWING ENTITLED "EXISTING CONDITIONS PLAN, C.H. NICKERSON CO. INC., TORRINGTON, CT, PREPARED BY SICARA LAND SURVEYING SERVICES, WINSTED, CT, DATED JULY 2007, (JOB No. 20735, BOOK No. 76 #371)
B) DRAWING ENTITLED "EXISTING CONDITIONS SURVEY PREPARED FOR C.H. NICKERSON CO., INC., 49 HAYDEN HILL ROAD, TORRINGTON, CT, PREPARED BY HIRCA ASSOCIATES LLC, 44 MAPLE VIEW TRL., PO BOX 186, LITCHFIELD, CT, DATED 08-30-19 (DWG.0190726, PROJ. No. 19-0726, MAP No. 0726, SHT. No. C1)
2) OWNER/APPLICANT:
C.H. NICKERSON COMPANY, INC.
PO BOX 808
TORRINGTON, CT 06790
3) REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC. FOR OTHER PERTINENT INFORMATION:
SP1 SITE PLAN (30 SCALE)
SP2 SITE PLAN (20 SCALE)
SP3 LANDSCAPE, LIGHTING, & LAYOUT PLAN (20 SCALE)
SP4 PHOTOGRAPHIC PLAN
SP5 EROSION CONTROL NOTES & DETAILS
SP6 SITE DETAILS
SP7 SITE DETAILS
4) ALL EXISTING UTILITY LOCATIONS ARE FROM THE BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS, DIMENSIONS, & ELEVATIONS PRIOR TO CONSTRUCTION. PRIOR TO ANY EXCAVATION, CONTACT "CALL-BEFORE-YOU-DIG" @ 1-800-922-4455 TO MARK ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS.
5) ALL DRAINAGE PIPING TO BE ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE INDICATED.

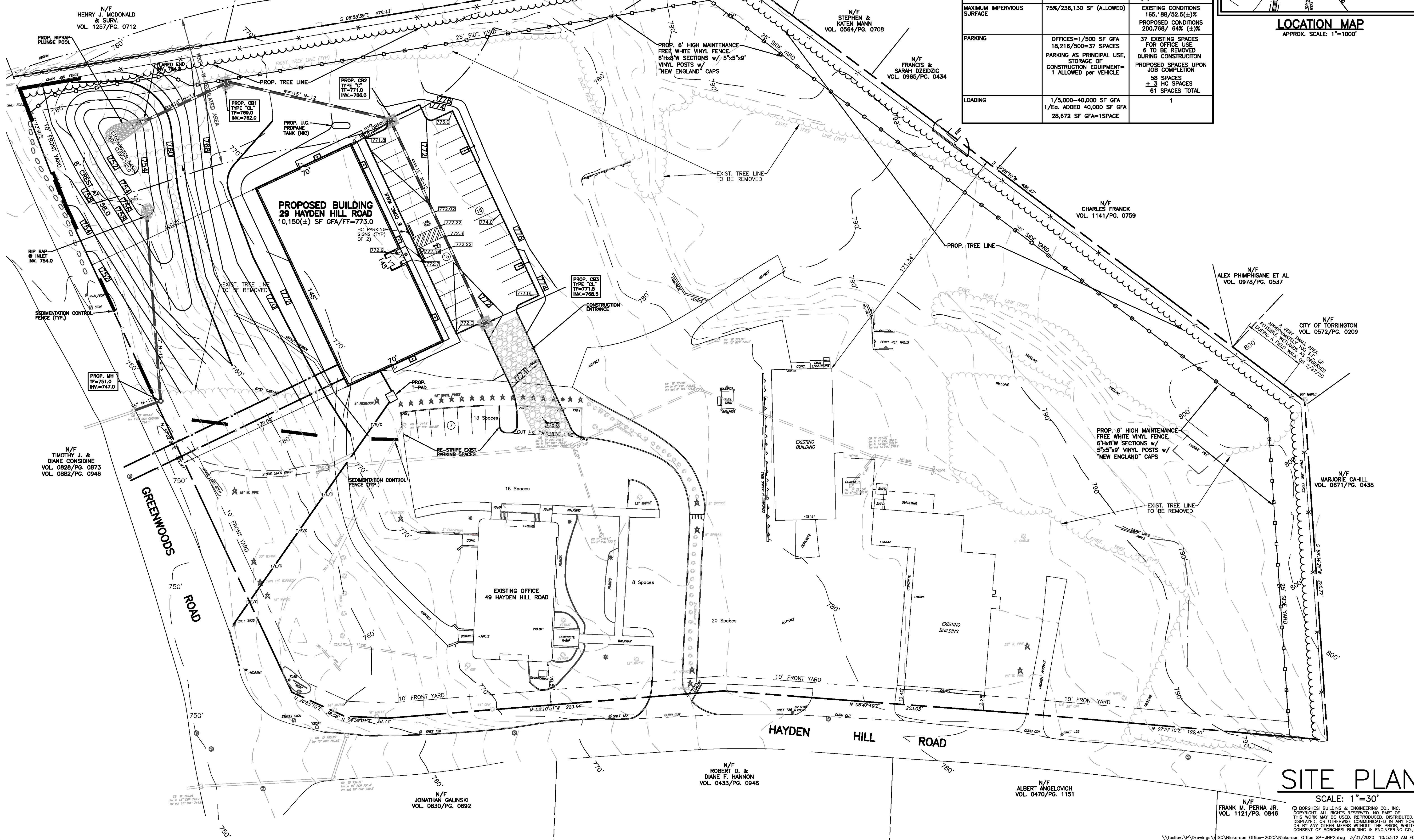
- 6) HANDICAPPED PARKING SPACES SHALL BE DESIGNED WITH PAINTED PAVEMENT MARKINGS & ABOVE GRADE SIGNS IN ACCORDANCE WITH THE MOST CURRENT MUTCD & ITS ADDENDUMS, & SHALL COMPLY WITH CT STATE BLDG. CODE.
7) ALL SIGNS, SIGN MOUNTINGS, & PAINTED MARKINGS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) & ITS ADDENDUMS.
8) PRIOR TO BACKFILLING ANY ISLANDS REQUIRING TREES, ANY GRAVEL OR MATERIAL USED IN THE CONSTRUCTION OF THE PARKING AREAS SHALL BE REMOVED BY THE SITE CONTRACTOR, TO A MINIMUM DEPTH OF 2' (TWO FEET), & REPLACED WITH TOPSOIL. BY THE SITE CONTRACTOR, ANY AREAS TO BE PLANTED WITH SHRUBS &/OR PERENNIALS SHALL HAVE ANY UNSUITABLE MATERIAL REMOVED, BY THE SITE CONTRACTOR, TO A MINIMUM DEPTH OF 18" (EIGHTEEN INCHES), & REPLACED WITH TOPSOIL, BY THE SITE CONTRACTOR.
9) A SECURE KNOX BRAND LOCK BOX SHALL BE INSTALLED ON THE BUILDING.
10) ALL LIGHT FIXTURES SHALL BE FULL CUT-OFF FIXTURES.

ZONING INFORMATION TABLE

ASSESSOR'S INFO: MAP 243, BLOCK 005, LOT 021 ADDRESS: 49 HAYDEN HILL ROAD ZONE: I (INDUSTRIAL) EXISTING USE OF PROPERTY: CONSTRUCTION COMPANY OFFICES; CONTRACTOR'S YARD PROPOSED USE OF PROPERTY: SAME GROSS FLOOR AREA (GFA) OF EXISTING BUILDINGS: 8,066(±) SF (OFFICES) 4,000(±) SF (WAREHOUSE) 9,436(±) SF (GARAGE) 18,522(±) SF TOTAL GFA OF PROPOSED BUILDING: 10,150(±) SF (OFFICES) 28,672(±) SF TOTAL		
ITEM	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT SIZE	10,000 SF	314,841(±) SF/7.2(±) ACRES
MINIMUM LOT WIDTH	80'	450'(±)
FRONT YARD	10'	12'(±) (EXISTING)
SIDE YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	91'(±)
REAR YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	NOT APPLICABLE, CORNER LOT 2 FRONT, 2 SIDE YARDS
MAXIMUM HEIGHT	60' (ALLOWED)	40'(±) EXISTING OFFICES 16'(±) PROPOSED BUILDING
MAXIMUM IMPERVIOUS SURFACE	75%/236,130 SF (ALLOWED)	EXISTING CONDITIONS 165,188/52.5(±)% PROPOSED CONDITIONS 200,768/ 64% (±)%
PARKING	OFFICES=1/500 SF GFA 18,216/500=37 SPACES PARKING AS PRINCIPAL USE, STORAGE OF CONSTRUCTION EQUIPMENT=1 ALLOWED per VEHICLE	37 EXISTING SPACES FOR OFFICE USE 6 TO BE REMOVED DURING CONSTRUCTION PROPOSED SPACES UPON JOB COMPLETION 58 SPACES ± 3 HC SPACES 61 SPACES TOTAL
LOADING	1/5,000-40,000 SF GFA 1/Ea. ADDED 40,000 SF GFA 28,672 SF GFA=1SPACE	1



LOCATION MAP
APPROX. SCALE: 1"=1000'



Borghesi
Building & Engineering Co., Inc.

N
E
S
W

SEAL

REVISIONS

03-31-20 REV. 1 (ADD BUFFER AREA, SEE SHEET 2)

03-31-20 REV. 2 (ADD MAP REF. B)

Nickerson
GENERAL CONTRACTORS

PROJECT

HAYDEN HILL ROAD, TORRINGTON, CT 06790

DRAWN BY
G.R.W./J.H.P.

APPROVED BY

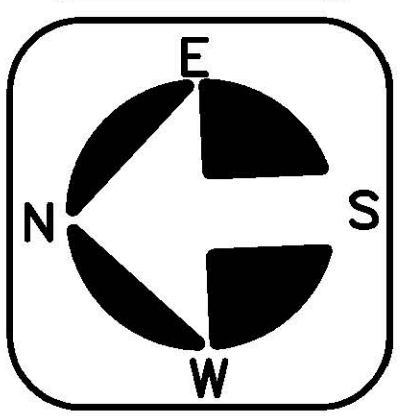
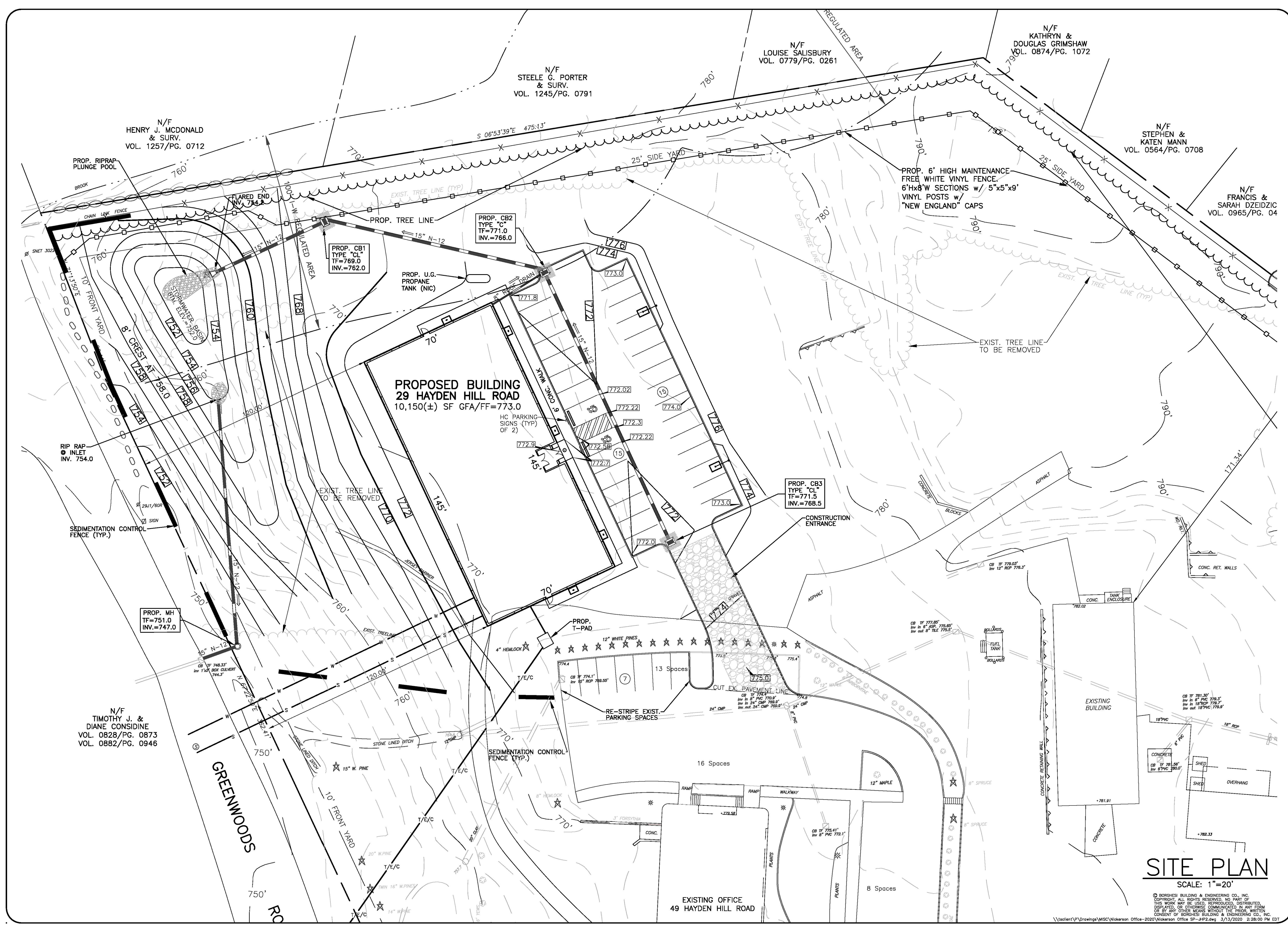
SCALE
AS NOTED

DATE
03-04-20

SHEET NO.

SP1

2155 EAST MAIN STREET
TORRINGTON, CT 06790
860-482-7613/WEB: WWW.BORGHESIBUILDING.COM



SEAL

REVISIONS
03-13-20 REV 1:12 PM COMMENTS: SEE ATTACHED SHEET 03-12-20
03-13-20 REV 2:12 PM COMMENTS: SEE ATTACHED SHEET 03-12-20

PROJECT	NICKERSON GENERAL CONTRACTORS	
	49 HAYDEN HILL ROAD, TORRINGTON, CT 06790	
DRAWN BY	G.R.W./J.H.P.	
	DATE 02-20-20 SCALE AS NOTED	
DATE	2105 EAST GREEN STREET, TORRINGTON, CT 06790	
	860-482-1817 WEB: WWW.BORGHESIBUILDING.COM	

SITE PLAN

SCALE: 1"=20'

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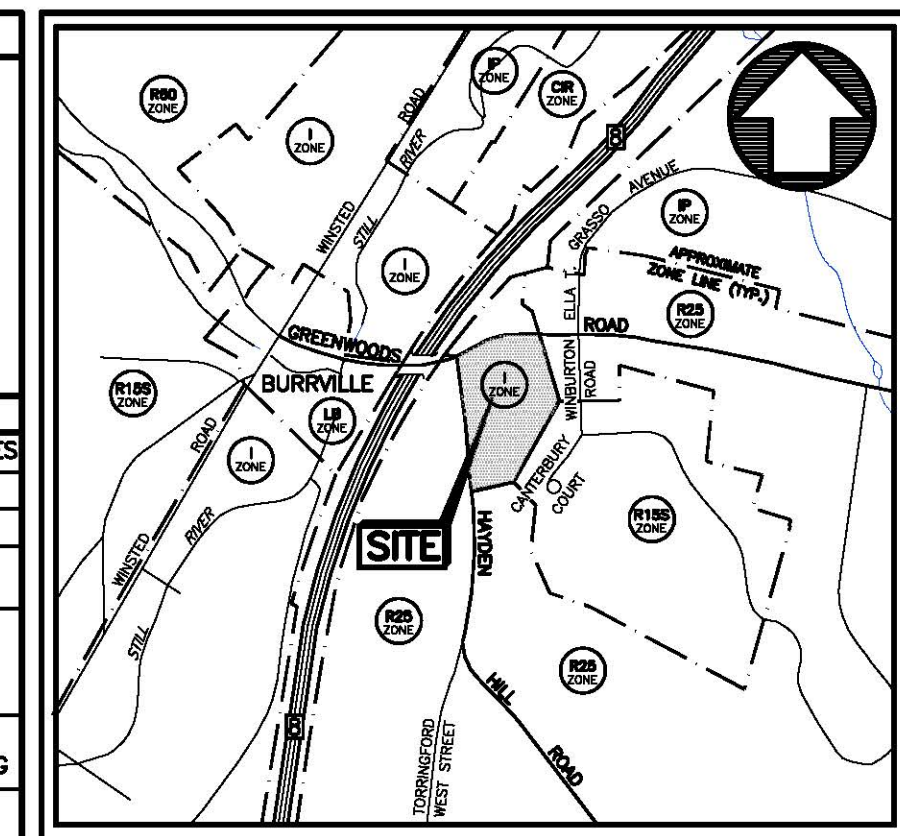
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PO BOX 808
TORRINGTON, CT 06790
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SP2 SITE PLAN (20 SCALE)
SP3 LANDSCAPE, LIGHTING, & LAYOUT PLAN (20 SCALE)
SP4 PHOTOGRAPHIC PLAN
SP5 EROSION CONTROL NOTES & DETAILS
SP6 SITE DETAILS
SP7 SITE DETAILS
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E) ALL DRAINAGE PIPING TO BE ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE INDICATED.

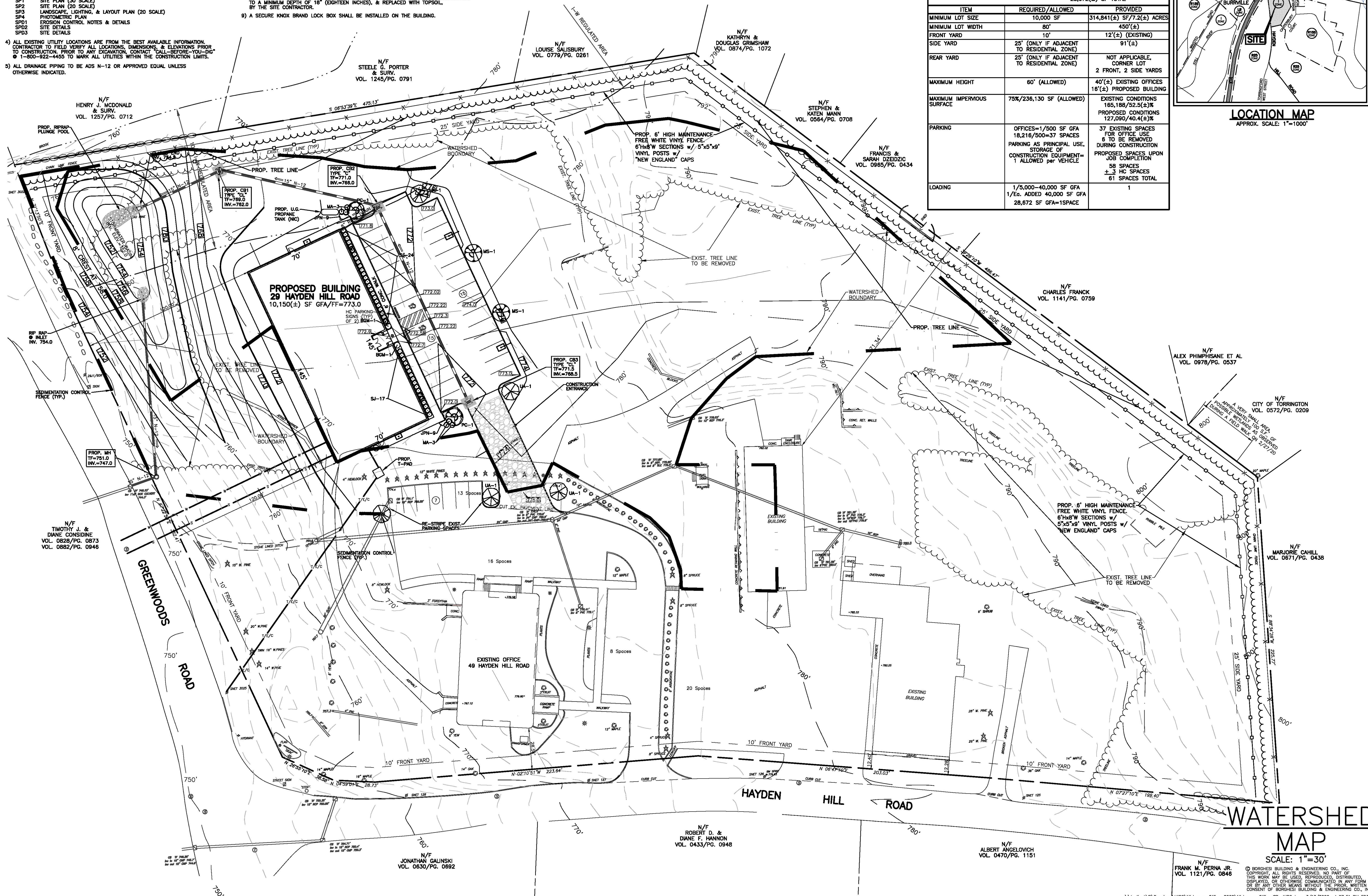
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ZONING INFORMATION TABLE

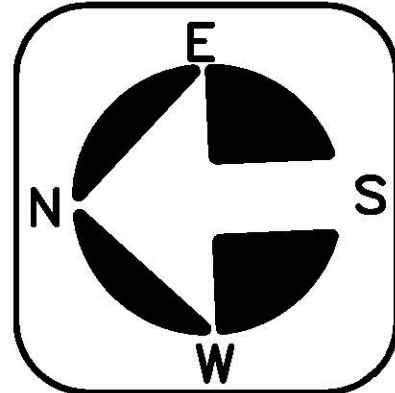
ASSESSOR'S INFO: MAP 243, BLOCK 005, LOT 021 ADDRESS: 49 HAYDEN HILL ROAD ZONE: I (INDUSTRIAL) EXISTING USE OF PROPERTY: CONSTRUCTION COMPANY OFFICES; CONTRACTOR'S YARD PROPOSED USE OF PROPERTY: SAME GROSS FLOOR AREA (GFA) OF EXISTING BUILDINGS: 8,066(±) SF (OFFICES) 4,000(±) SF (WAREHOUSE) 6,456(±) SF (GARAGE) 18,522(±) SF TOTAL GFA OF PROPOSED BUILDING: 10,150(±) SF (OFFICES) 28,672(±) SF TOTAL		
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FRONT YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	12'(±) (EXISTING)
SIDE YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	91'(±)
REAR YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	NOT APPLICABLE, CORNER LOT 2 FRONT, 2 SIDE YARDS
MAXIMUM HEIGHT	60' (ALLOWED)	40'(±) EXISTING OFFICES 18'(±) PROPOSED BUILDING
MAXIMUM IMPERVIOUS SURFACE	75%/236,130 SF (ALLOWED)	EXISTING CONDITIONS 165,188/52.5(±)% PROPOSED CONDITIONS 127,090/40.4(±)%
PARKING	OFFICES=1/500 SF GFA 18,216/500=37 SPACES PARKING AS PRINCIPAL USE, STORAGE OF CONSTRUCTION EQUIPMENT= 1 ALLOWED per VEHICLE	37 EXISTING SPACES FOR OFFICE USE 6 TO BE REMOVED DURING CONSTRUCTION PROPOSED SPACES UPON JOB COMPLETION 58 SPACES ± 3 HC SPACES 61 SPACES TOTAL
LOADING	1/5,000-40,000 SF GFA 1/Ea. ADDED 40,000 SF GFA 28,672 SF GFA=1SPACE	1



LOCATION MAP
APPROX. SCALE: 1"=1000'



Borghese Engineering Co., Inc.
Building 8

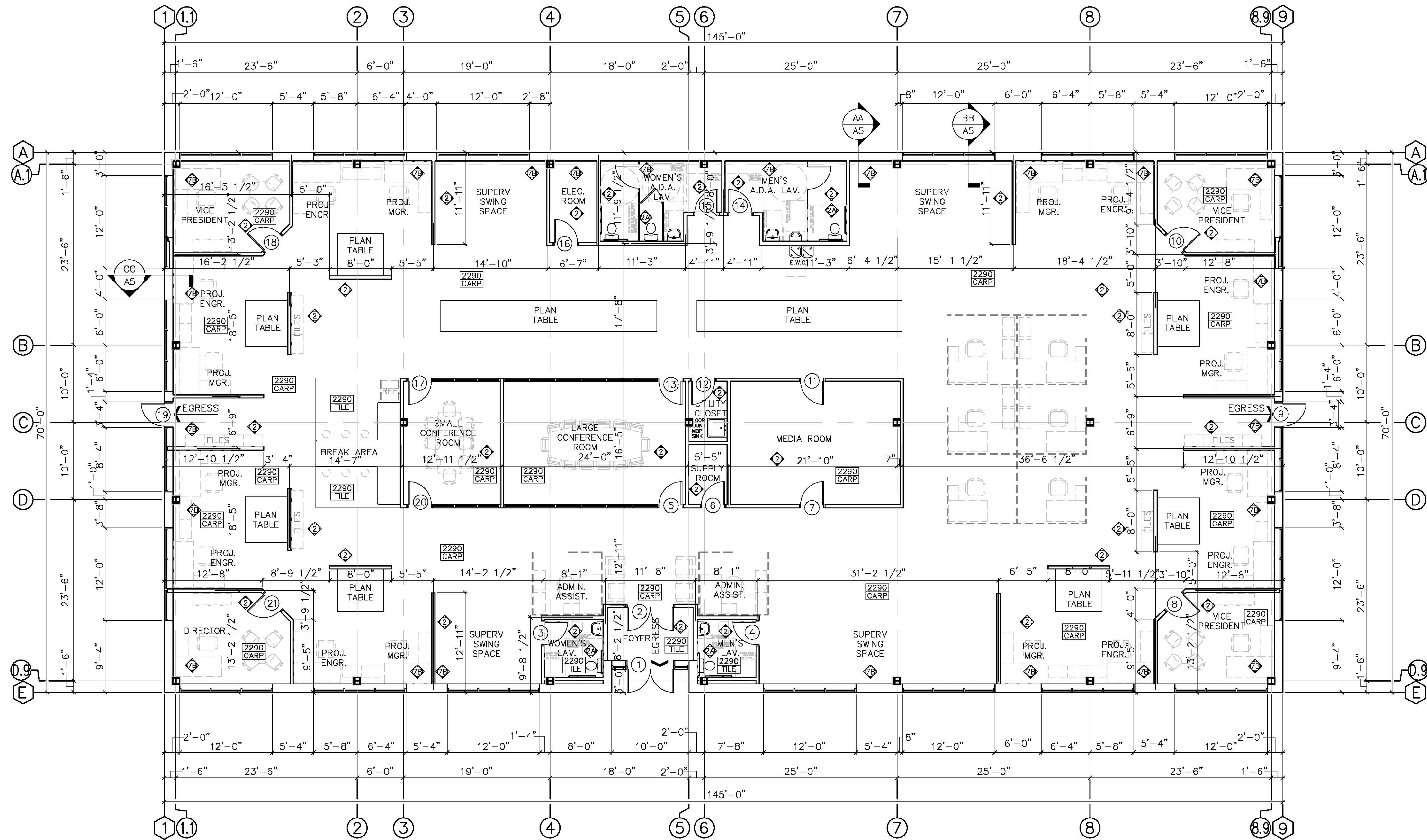


SEAL

REVISIONS
03-15-20 1811 WATERSHED BOUNDARIES

Nickerson
GENERAL CONTRACTORS
49 HAYDEN HILL ROAD, TORRINGTON, CT 06790
DATE: 03-05-20
DRAWN BY: G.R.W./J.H.P.
APPROVED BY: J.H.P.
SCALE: AS NOTED
DATE: 03-05-20
2155 EAST MAIN STREET, TORRINGTON, CT 06790
860-482-7613/WEB: WWW.BORGHESEBUILDING.COM

SHEET NO.
WATERSHED MAP



FLOOR PLAN
SCALE: 1/8"=1'-0"

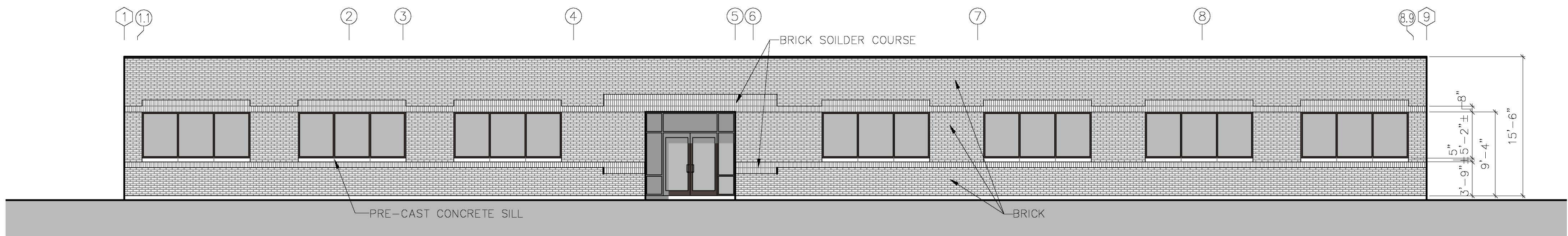


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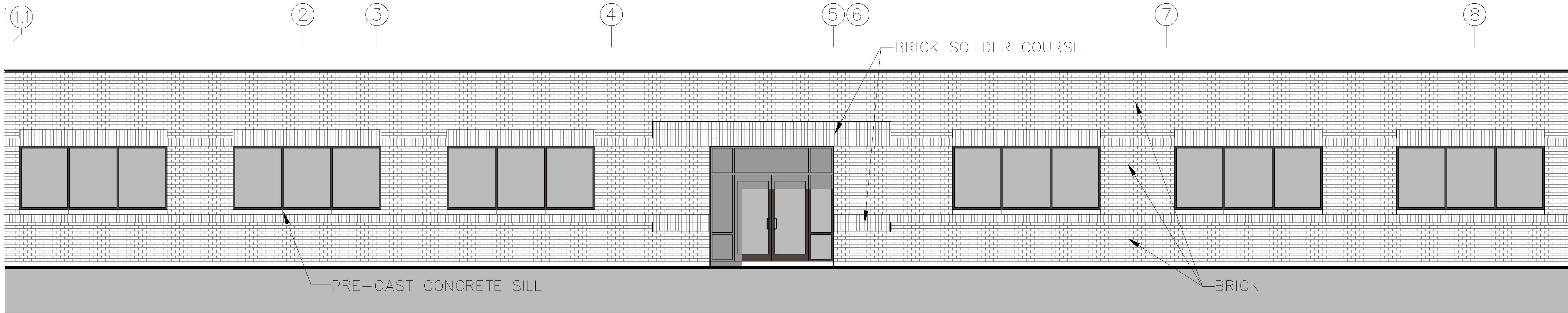
REVISIONS
03/09/20- UPDATED COLUMN LAYOUT PER STEEL DWGS.

PROJECT
C. H. NICKERSON
PROPOSED OFFICE BUILDING
49 HAYDEN HILL ROAD, TORRINGTON, CT
DRAWN BY
DATE
02/27/20
J.B.M.
APPROVED BY
SCALE
AS NOTED
TORRINGTON, CT 06790
WWW.BORGHESIBUILDING.COM

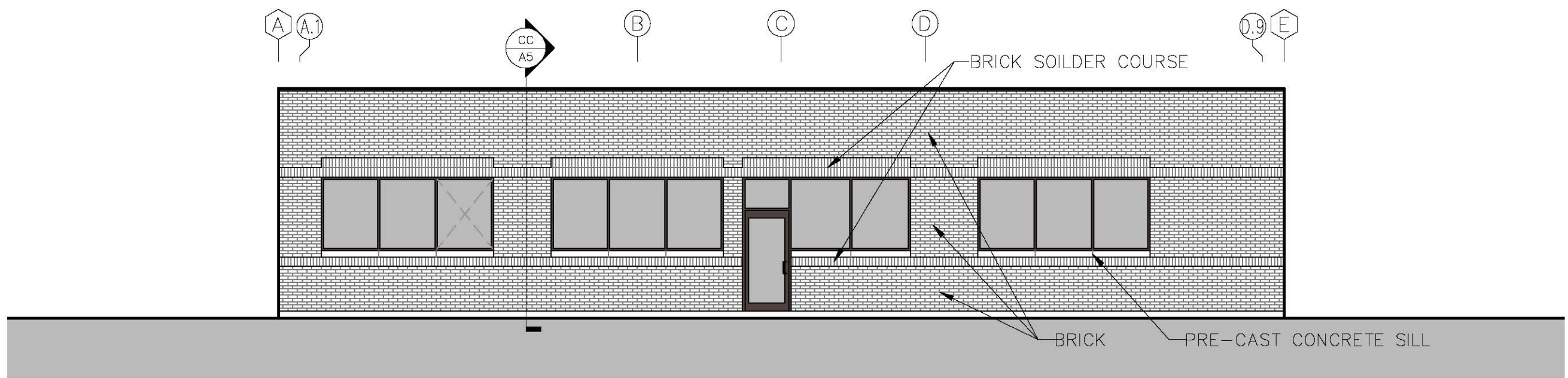
SHEET NO.
A1



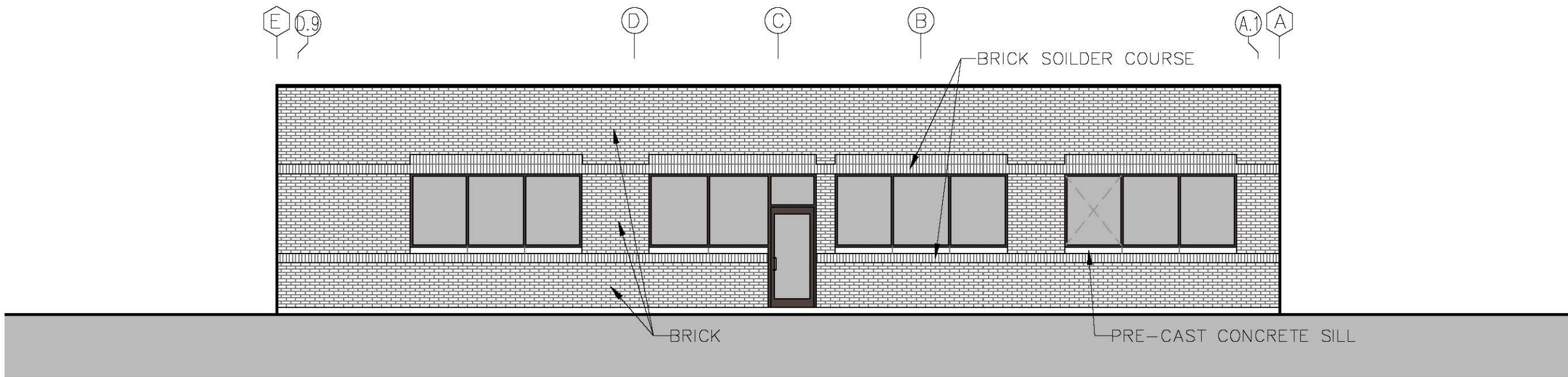
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



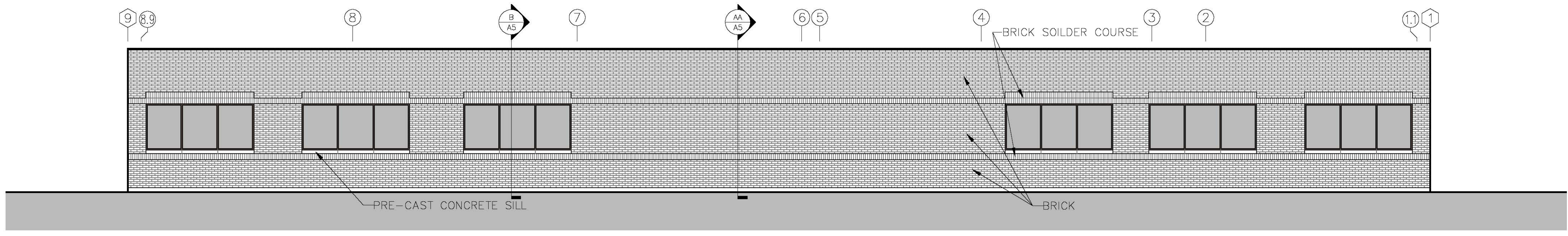
SOUTH ELEVATION DETAIL
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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WRITTEN CONSENT OF BORGHESI BUILDING & ENGINEERING
CO., INC.
P:\Drawings\MISC\Nickerson Office-2020\Nickerson Office-ARCH.dwg, A2, 3/5/2020 11:30:31 AM

CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SPECIAL EXCEPTION APPLICATION

Fee: \$210.00 (includes \$60.00 state tax) CK #150 2-6-20

Date of Application: _____ Hearing: _____ Decision: _____

Location of Property/Address: 182 East ELM StreetAssessor's Map: 118 Block: 018 Lot: 018 Zone: LB Area: C3Applicant: Gjelbrim DobrovaApplicant's Address: 123 Ascot LN, Torrington, CTApplicant's Signature: [Signature]Phone: 860-806-2232 Fax: _____ E-mail: Jimmy Dobrova 1cloud.comOwner: Gjelbrim DobrovaOwner's Address: 123 Ascot LNPhone: 860-806-2232 Fax: _____ E-mail: _____Owner's Signature: ** [Signature]

**If the owner and the applicant are different entities, a written authorization letter from the owner must be attached to this application.

Describe the Proposed Project: change of use
convert zoning from commercial to residential
from liquor storeSection(s) of the Zoning Regulations giving the Planning and Zoning Commission authority to grant the Special Exception(s): 1.10 LB zoneDescribe the Special Exception(s) sought: residential use in LB zoneIs there a conservation or preservation restriction on the property? Yes ☒ No

Conservation and/or Preservation Restrictions: If the property subject to the Special Exception approval has a conservation or preservation restriction on the land, the holder of the restriction is required to be noticed of the application. The applicant must notify the holder of the land restriction regarding the application by certified mail, return receipt requested, no later than 60 days prior to the filing of the application. In lieu of such notice the applicant may submit a letter from the holder of such restriction (or their agent) verifying that the application is in compliance with the terms of the restriction.

Are there wetlands on the property or construction or drainage within a regulated wetlands area?

(75 feet from wetlands and 100 feet from watercourse or water body) ☒ Yes ☐ NoIf yes, has an application been submitted to the Inland Wetlands Commission? ☐ Yes ☒ No

Is this property within 500 feet of another municipality? ____ Yes ☒ No

Name the municipality: _____

Explain reasons for granting this special exception. List any proposed safeguard and conditions:

better use for property limited parking

Is a site plan application being filed for this project at the same time as this Special Exception application? ____ Yes ☒ No

Important Information for the Applicant

1. Application: The applicant must submit eight (8) copies of this application.
2. Survey: The application must submit eight (8) copies of an up-to-date Class A-2 survey of the property and improvements prepared by a land surveyor registered in the State of Connecticut.
3. Site Plan: The applicant must submit eight (8) copies of a site plan. All plans shall be prepared, signed and sealed by a professional engineer, landscape architect, land surveyor or architect - whichever is appropriate. The professional engineer, landscape architect, land surveyor or architect must be registered in the State of Connecticut. All plans shall be based on an A-2 survey. The scale of the plans shall be a minimum of one inch equals forty feet. The plans shall include the following information:
 - A. Date, north arrow, and scale;
 - B. Existing and proposed contours at two foot intervals;
 - C. Existing major landmarks such as wetlands, streams, floodplains, rock outcropping, tree lines, etc;
 - D. Construction limit line identifying all those areas to remain undisturbed and in their natural state;
 - E. The location, size and species of significant trees and all specimen trees as required in Section 5.16;
 - F. Proposed parking and loading areas including stalls, driveways, and aisles; dimensions, curbing, landscaping, turning radii and identification of proposed surface material shall be shown;
 - G. The sight distance for proposed driveways;
 - H. Proposed lighting plan including the location, size, height, and intensity of all lighting fixtures;
 - I. Proposed landscaping plan showing the Latin and common name of the species used, quantity of each plant species and the size and height of the plants at the time of planting; the landscaping plan shall be signed by a landscape gardener or landscape architect;
 - J. The location and design of all existing and proposed sanitary sewer, storm drainage, water, electrical, natural gas and other utilities; all engineering improvements shall be accompanied by appropriate data in accordance with good engineering practice;
 - K. Proposed location and screening of all trash receptacles;
 - L. The proposed size, colors, location and lighting of all signs;
 - M. Architectural plans as described in Section 8.5.10;

- N. An informational table showing:
 - a. existing use of the property;
 - b. proposed use of the property;
 - c. zone in which the property is located;
 - d. size of the property in square feet or acres;
 - e. gross floor area of existing structures;
 - f. gross floor area of proposed structures;
 - g. total impervious surface;
 - h. building height in feet and number of stories;
 - i. number of parking spaces required;
 - j. number of parking spaces provided;
 - k. number of loading spaces required;
 - l. number of loading spaces provided;
- O. A vicinity map at a scale sufficient to show:
 - a. parking areas and driveways on all properties within 100 feet of the site;
 - b. all streets within 100 feet of the site; and
 - c. all zone boundaries within 100 feet of the site;
- P. Any information needed by the Commission to determine compliance of the plan with the zoning regulations.

4. Public Notice Sign:

The applicant shall obtain from the Planning and Zoning Department a sign notifying the public of the hearing. A \$175 refundable deposit shall be made by the applicant to cover the cost of the sign. The sign shall conform to the following requirements:

- a. The applicant shall post the sign in a conspicuous location on the property affected by the application;
- b. The sign shall give the information on the reason for the hearing (e.g. special exception) and the time, date and location of the public hearing;
- c. The sign shall be clearly visible from a street;
- d. The sign shall be posted at least ten (10) consecutive days before the public hearing; and
- e. The sign shall not be removed until after the close of the public hearing.

Failure to post and maintain this sign shall be grounds for the denial of the application.

5. Letter to Surrounding Property Owners

At least ten (10) days prior to the public hearing, the applicant shall send, by certificate of mailing, a notice of the public hearing to all persons whose property is adjacent to the property affected by the application. Evidence of the mailing shall be presented to the Planning and Zoning Department at or before the public hearing.

6. Questions regarding this application can be directed to the Planning and Zoning Department at (860)489-2221 or 489-2220.

OFFICE USE ONLY

Is this property within 500 feet of another municipality? ____ Yes ____ No

If yes, the town(s) is: _____

Date town(s) was/were notified of public hearing: _____

Previous ZBA and P&Z applications at this location:

Departmental Comments:

If this application meets with your approval, please sign and date. If it does not, please attach a separate sheet with your comments:

Traffic Department: _____

Fire Department: _____

City Planner: _____

Building Department: _____

Engineering Department: _____

(Revised 3/14)

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
*NOTICE OF MEETING CANCELATION/POSTPONEMENT OF
HEARINGS***

March 18, 2020

The March 18, 2020 Planning and Zoning Commission Meeting has been postponed and the two following public hearings have been continued to 7:30 p.m. on Wednesday, April 8, 2020:

- a. Special Exception 19-03 and Site Plan 1324
Applicant: TDF Enterprises LLC; Daniel J. Ferraina, Manager
Location: Notting Hill Gate and Wimbledon Gate North
Assessor Map 219 Block 001 Lots 85 and 48
Proposal: Construct four (4) buildings, 120 units total, fifty-five and over residential community
Section 6.8 – Multi-family Residences
Section 6.12 – Active Adult Housing
(public hearing continued from 2-19-20)

- b. Special Exception 20-01
Applicant: Gjelbrim Dobrova
Location: 182 East Elm Street
Proposal: Residential Use in the Local Business Zone (former retail space)

The hearings will begin at 7:30 p.m. in the City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT

Land Use Office

Republican American

3-11-20

PZC

Legals/ Public Notices

CITY OF TORRINGTON
PLANNING AND
ZONING COMMISSION
LEGAL NOTICE

The Planning and Zoning Commission has scheduled a public hearing on the following application on Wednesday, March 18, 2020, in the City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT:

Special Exception 20-01
Applicant: Gjelbrim Dobrova
Location: 182 East Elm Street
Proposal: Change of Use to
Residential in Local Business
Zone (former retail use)
Time of Hearing: 7:30 p.m.

Copies of the above mentioned plans and application are on file in the Land Use Office, City Hall, 140 Main Street, Torrington, CT

Greg Mele, Chairman
Planning and
Zoning Commission
Dated in Torrington, CT
this 4th day of March, 2020
R-A March 4 & 11, 2020

Republican American

3-4-20

PZC

CITY OF TORRINGTON
PLANNING AND
ZONING COMMISSION
LEGAL NOTICE

The Planning and Zoning Commission has scheduled a public hearing on the following application on Wednesday, March 18, 2020, in the City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT:

Special Exception 20-01
Applicant: Gjelbrim Dobrova
Location: 182 East Elm Street
Proposal: Change of Use to
Residential in Local Business
Zone (former retail use)
Time of Hearing: 7:30 p.m.

Copies of the above mentioned plans and application are on file in the Land Use Office, City Hall, 140 Main Street, Torrington, CT

Greg Mele, Chairman
Planning and
Zoning Commission
Dated in Torrington, CT
this 4th day of March, 2020
R-A March 4 & 11, 2020

CITY OF TORRINGTON



Land Use Office
Martin J. Connor, AICP, City Planner
140 Main Street • City Hall
Torrington, CT 06790-5245
E-mail: Martin_Connor@torringtonct.org

Phone: (860) 489-2221
Fax: (860) 496-5928

City of Torrington website: www.torringtonct.org

To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: February 25, 2020
RE: Special Exception 20-1, Gjelbrim Dobrova, 182 East Elm Street, change of use from retail liquor store to single-family residential use

Gjelbrim Dobrova has filed a Special Exception to change the use of the building at 182 East Elm Street from a retail use to a residential use. The building is a 1-story building, 399 sq ft in size, formerly the "On the Rocks" retail liquor store. The property is 0.17 acres in size and is located in the LB Zone. It has parking for only one vehicle. Customers visiting the former liquor store parked in the U.S. Post Office parking lot across the street or illegally on the sidewalk. A single-family use in the LB Zone requires Special Exception approval per Section 3.1 Subsection 1.10 of the Zoning Regulations. The applicant is proposing no exterior changes to the building or lot at this time. He has filed a waiver from providing a full Site Plan per Section 8.4 of the Zoning Regulations. He has submitted a copy of the Warranty Deed and Schedule "A" Property Description that is on file in the City Clerk's Office and copies of surveys and maps of the property also on file in the Land Records.

Submitted and supporting documents:

1. City Clerk Map 2375-Easement to be conveyed to City of Torrington
2. City Clerk Map 2854-Map showing land acquired from Lucia V. Basquin
3. City Clerk Map 2377- Easement to be conveyed to City of Torrington by Nector Inc.

In reviewing the plans submitted, I have the following comments:

1. The property is too small in my opinion to be a viable retail use in this busy area along East Elm Street (Route 4.)
2. The proposed single-family use will be much less intensive than the previous retail use.

Fire Department

The application was referred to Fire Marshal Ed Bascetta. They will no longer have jurisdiction should it be approved for single family use.

Police Traffic: No comments were received from Officer Pisarski, Police Traffic Unit

Inland Wetlands, Lighting & Landscaping

Jeremy Leifert, Assistant City Planner, in an e-mail memo to me dated 2/21/20 indicated:

Wetlands – From a review of the City’s Inland Wetlands mapping and City GIS maps as well as observations of the site, there is a watercourse (Troy Brook) that runs along the western boundary of the property, placing the entire property in the 100-foot regulated upland review area for watercourses. No exterior work to the property or the building that would require permitting appears to be proposed as part of this application. Inland Wetlands permits are required for any “regulated activity” occurring within 100 feet of a watercourse or 75 feet of wetlands, as defined in Torrington Inland Wetlands Regulations. Any future grading or work to the parking area (including tree removal) or the building may require inland wetlands permits. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping – This application proposes a change in use to a single family residential use in an existing building. There are currently no proposed changes to the exterior areas of the property. No additional landscaping is proposed or recommended as part of this application. The owner should preserve as much existing vegetation adjacent to Troy Brook as possible when performing property maintenance.

Lighting – No new exterior lighting or modifications to existing lighting appear to be proposed in this site plan application. Any future changes to exterior lighting shall be in compliance with Section 5.17 of the regulations.

Signage – It appears from the submitted plans that there is no new signage associated with the residential use. Any future signage proposals on the site may be submitted as a separate sign permit application in accordance with section 5.15 of the Torrington Zoning Regulations

Engineering Review

Paul Kundzins, P.E., Assistant Public Works Director / City Engineer, in an e-mail memo to me dated 2/25/20, indicated that there is a permanent sanitary sewer located on the property that may limit any future site development or improvements. He stated that the Engineering Department does not foresee any issues with regards to this change of use and therefore endorses this application.

WPCA

Ray Drew, Administrator, Water Pollution Control Authority, in a memo to me dated 2/14/20, indicated:

1. *Applicant shall submit application for Sewer Discharge Permit.*
2. *Capacity Reserve Fee shall be paid prior to commencement of discharge. Fee will be determined upon receipt of application.*
3. *Owner shall certify that there are no discharges of storm water either directly or indirectly into the sanitary sewer system from the building. Storm water discharges shall comply with City of Torrington Department of Engineering Standards.*
 - a. *Owner/Applicant shall contact WPCA to inspect building for compliance with chapter 170-14 of Torrington Code. Contact James Hilton 860-485-9166 to schedule inspection.*
4. *Occupants shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.*
5. *Occupants shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.*

6. For additional information or questions contact WPCA (860) 485-9166

Conclusion

I believe the single-family residential use proposed is a much better use than the current retail use. I recommend that the Commission make a finding that the application meets the general and specific standards for Special Exception Approval. **I recommend approval of the Special Exception application for the proposed residential use with the following condition:**

1. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 2/14/20 prior to issuance of a Zoning Permit.

Cc: Gjelbrim Dobrova



Peter A. Towey
Chief Fire Services

**Torrington Fire Department
City of Torrington**

Robert Shopey
Training/Safety Division

Edward Bascetta
Fire Prevention/Investigation Division

David A. Tripp Jr.
Deputy Chief Operations



February 18, 2020

Martin Connor, City Planner
Planning and Zoning
City of Torrington

Dear Mr. Connor,

I have received and reviewed the application for the construction of a residential property located at 182 East Elm St. The Fire Department would provide the following general recommendations:

The building should be equipped with a complete and compliant fire protection system compatible with the change of use.

Torrington makes use of 'lock boxes' to allow quick access by fire fighters in time of an alarm without causing damage. If not already in existence, a lock box should be installed on the exterior of the building near the main door. The fire department will use its secure master key to open the box, and allow the building owner to leave appropriate building access keys inside. This eliminates any delay in entering the building or waiting for a keyholder to arrive in the middle of the night.

The building and area must comply with all required building and electrical codes, and will be inspected by the Fire Marshal for compliance with the Life Safety Code prior to the issuance of a Certificate of Occupancy, and annually thereafter.

We appreciate the opportunity to review these plans. Please feel free to contact me if there are any questions.

Respectfully submitted,

Edward Bascetta

Edward Bascetta
Fire Marshal
City of Torrington
860-489-2534

Edward_bascetta@torringtonct.org

City Of Torrington

ENGINEERING DEPARTMENT
(860) 489-2234



140 Main Street • City Hall
Torrington, CT 06790-5245
Fax: (860) 489-2550

Memorandum

To: Martin Connor, City Planner
Jeremy Leifert, Zoning and Wetlands Enforcement Officer

From: Paul Kundzins, P.E. - Deputy Director of Public Works - City Engineer

Date: February 25, 2020

RE: Engineering Review – 182 East Elm Street- change of use from retail to residential

Applicant: Gjelbrim Dobrova

I have reviewed the above application, supporting plans and documentation, and provide the following comments:

1. Submitted supporting documents:
 - a. Site Plan Application
 - b. City Clerk Map 2375-Easement to be conveyed to City of Torrington
 - c. City Clerk Map 2854-Map showing land acquired from Lucia V. Basquin
 - d. City Clerk Map 2377- Easement to be conveyed to City of Torrington by Nector Inc.
 - e. City Clerk Map 4716- Map showing land acquired from Lucia V. Basquin et al
2. The applicant has requested to change use from former liquor store to residence, no change to footprint.
3. Please note City Clerk Map 4716 does not apply to this property as it depicts a completely different location.
4. The applicant shall be advised that there is a permanent sanitary sewer located on the property that may limit any future site development or improvements.
5. The Engineering Department does not foresee any issues with regards to this change of use and therefore endorses this application.

Paul Kundzins, P.E.
Deputy Director of Public Works - City Engineer

Paul Kundzins
Approved
2020.02.25 09:24:05 -05'00'

Martin J Connor

From: Jeremy Leifert
Sent: Friday, February 21, 2020 9:36 AM
To: Martin J Connor
Subject: 182 Elm Street, Change of Use

Marty,

I have reviewed the information submitted for the change of use proposal to convert the former liquor store on this property to a single family residential use, and offer the following comments:

Wetlands – From a review of the City’s Inland Wetlands mapping and City GIS maps as well as observations of the site, there is a watercourse (Troy Brook) that runs along the western boundary of the property, placing the entire property in the 100-foot regulated upland review area for watercourses. No exterior work to the property or the building that would require permitting appears to be proposed as part of this application. Inland Wetlands permits are required for any “regulated activity” occurring within 100 feet of a watercourse or 75 feet of wetlands, as defined in Torrington Inland Wetlands Regulations. Any future grading or work to the parking area (including tree removal) or the building may require inland wetlands permits. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping – This application proposes a change in use to a single family residential use in an existing building. There are currently no proposed changes to the exterior areas of the property. No additional landscaping is proposed or recommended as part of this application. The owner should preserve as much existing vegetation adjacent to Troy Brook as possible when performing property maintenance.

Lighting – No new exterior lighting or modifications to existing lighting appear to be proposed in this site plan application. Any future changes to exterior lighting shall be in compliance with Section 5.17 of the regulations.

Signage – It appears from the submitted plans that there is no new signage associated with the residential use. Any future signage proposals on the site may be submitted as a separate sign permit application in accordance with section 5.15 of the Torrington Zoning Regulations.

Thanks,

Jeremy Leifert, CZEO
Assistant City Planner
Zoning and Wetlands Enforcement Officer
City of Torrington
140 Main Street, Room 324
860-489-2221

City Of Torrington



WATER POLLUTION CONTROL AUTHORITY
140 Main Street
Torrington, CT 06790-524

Tel: (860) 485-9166
Fax: (860) 485-0730

February 26, 2020

Gjelbrim Dobrova
182 E. Elm St.
Torrington, CT 06790

RE: Sewer Discharge Permit 182 E. Elm

Dear Mr. Dobrova:

We have received and reviewed an application for a Sanitary Sewer Discharge Permit for a Change of Use from retail to residential. The property is shown in Assessors files as 182 E. Elm St, Account #708, Map/Block/Lot: 118/018/018. The application to discharge wastewater from this operation to the City of Torrington sanitary sewer system is approved with the following conditions.

1. Based on historical water consumption data for this use, a Capacity Reserve Fee is not required at this time. The property reserve allocation shall remain 65,000 gpy.
2. Owner shall certify that there are no discharges of storm water or ground water either directly or indirectly into the sanitary sewer system from the building. Storm water discharges shall comply with City of Torrington Department of Engineering Standards.
 - a. Owner/Applicant shall contact WPCA to inspect building for compliance with chapter 170-14 of Torrington Code. Contact James Hilton 860-485-9166 to schedule inspection.
3. Operation shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.
4. Occupants shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.

If it is found that actual sewer use is greater than the flows established, a revised Capacity Reserve Fee will be levied. If you have any questions regarding this matter feel free to contact us at your convenience.

Sincerely;

A handwritten signature in black ink, appearing to read "Raymond E. Drew". The signature is fluid and cursive, with a large initial "R" and a stylized "D" at the end.

Raymond E. Drew
Administrator, WPCA

CC: Mary Perrotti, WPCA
Marty Connor, City Planner
Brett Zuraitis, Building Official
James Hilton, WPCA
Nedzat Dobrova (Jimmydobrova@icloud.com)

City Of Torrington



WATER POLLUTION CONTROL AUTHORITY
140 Main Street
Torrington, CT 06790-5245

Tel: (860) 485-9166
Fax: (860) 485-0730

MEMO

TO: Marty Connor, City Planner
FROM: Ray Drew, WPCA Administrator
DATE: 2-14-20
RE: 182 E. Elm Street – Change of use Retail to Residential

WPCA Comments:

1. Applicant shall submit application for Sewer Discharge Permit.
2. Capacity Reserve Fee shall be paid prior to commencement of discharge. Fee will be determined upon receipt of application.
3. Owner shall certify that there are no discharges of storm water either directly or indirectly into the sanitary sewer system from the building. Storm water discharges shall comply with City of Torrington Department of Engineering Standards.
 - a. Owner/Applicant shall contact WPCA to inspect building for compliance with chapter 170-14 of Torrington Code. Contact James Hilton 860-485-9166 to schedule inspection.
4. Occupants shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.
5. Occupants shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.
6. For additional information or questions contact WPCA (860) 485-9166

CITY OF TORRINGTON
PLANNING AND ZONING DEPARTMENT
140 MAIN STREET
TORRINGTON, CT 06790
860-489-2221
FAX 860-496-5928

DATE: 2-10-20

FROM: MARTIN J. CONNOR, AICP
CITY PLANNER

TO: ☒ FIRE DEPARTMENT
☒ CITY ENGINEER
☒ TRAFFIC DEPARTMENT
☒ BUILDING DEPARTMENT
☒ INLAND WETLANDS
☐ CORPORATION COUNSEL
☐ HEALTH DEPARTMENT
☐ PARKS & RECREATION
☐ BOARD OF EDUCATION
☐ WATER COMPANY
☒ ECONOMIC DEVELOPMENT
☒ WPCA

LOCATION: 182 East Elm Street

PROJECT: Change of use to residential use
(former retail liquor store) Local Business
Zone

APPLICANT: Gjelibrim Dobrova
(no change to footprint)

THE ABOVE APPLICATION IS SCHEDULED FOR REVIEW BY THE PLANNING AND ZONING COMMISSION, ZONING BOARD OF APPEALS OR INLAND WETLANDS COMMISSION. PERTINENT SITE PLANS, MAPS, ETC. ARE ATTACHED FOR YOUR REVIEW.

PLEASE SUBMIT YOUR REVIEW AND WRITTEN COMMENTS TO THIS DEPARTMENT BY:

2-21-20 IN ORDER TO ALLOW THE APPLICANT TIME TO MAKE ANY NEEDED REVISIONS BEFORE THE COMMISSION/BOARD MEETING.

THANK YOU FOR YOUR ATTENTION.

City Of Torrington



LAND USE OFFICE
140 Main Street • Room 324
Torrington, CT 06790

Tel: (860) 489-2221
Fax: (860) 496-5928
www.torringtonct.org

February 20, 2020

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Gjelbrim Dobrova
123 Ascot Lane
Torrington, CT 06790

Re: Special Exception 20-01
Applicant: Gjelbrim Dobrova
Location: 182 East Elm Street
Proposal: Change of Use to Residential in Local Business Zone
(former retail use)

Dear Mr. Dobrova:

The Planning and Zoning Commission has scheduled a public hearing on the above referenced proposal on Wednesday, March 18, 2020, at 7:30 p.m. in the City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT.

Enclosed is a copy of Section 8.3.2 of the Torrington Zoning Regulations which outlines the notification requirements and a standard form letter.

Please contact me if you have any questions regarding this matter.

Sincerely,

Martin J. Connor, AICP
City Planner

TORRINGTON PLANNING AND ZONING DEPARTMENT

SAMPLE LETTER FOR PUBIC HEARING NOTIFICATION

At least 10 days prior to the public hearing, the applicant shall send a notice of the public hearing to persons who own land that is adjacent to the land that is subject of the hearing. The proof of mailing shall be evidenced by a certificate of mailing and the person who owns land shall be the owner indicated on the property tax map or on the last completed grand list as of the date such notice is mailed. This information is available in the Torrington Tax Assessor's Office. The notice shall indicate the reason for the hearing, hearing date, time and location of the hearing. Evidence of mailing shall be presented to the Planning and Zoning Commission at or before the public hearing.

Below is a sample letter that you may use for the notification of adjacent land owners. The letter's first paragraph contains the minimum information you must provide. Please replace the underlined words in the parenthesis with the appropriate information. The second paragraph, which is optional, contains the Planning and Zoning Office address and phone number. You can of course, add more details concerning the application. Note that the letter must be sent at least ten days prior to the public hearing. You will be asked to provide the evidence of the mailing at the start of the public hearing.

Dear Property Owner:

I am applying to the (Planning and Zoning Commission or Zoning Board of Appeals) for a (site plan, appeal, variance, special exception, zone change, subdivision, resubdivision or location approval) for the property at (property address). The purpose of the public hearing is (). The public hearing will be on (day of week) (date) at (time) at Torrington City Hall, Auditorium, Room 218, 140 Main Street, Torrington, CT.

Copies of the application are on file in the Land Use Office, City Hall, 140 Main Street, Torrington, CT. The Planning and Zoning Department's phone number is 860-489-2221.

Sincerely,

(Your name)

Please note: There will be a \$175.00 deposit required on all public hearing signs, the deposit will be refunded when the sign is returned to the Planning and Zoning Office.

8.3.2 In addition to the notification requirements in the Connecticut General Statutes, notice of all public hearings, except those in which the Planning and Zoning Commission is the applicant, shall be given in the following manner.

A. The applicant shall obtain from the Planning and Zoning Department a sign notifying the public of the hearing. A refundable deposit shall be made by the applicant to cover the cost of the sign. The sign shall conform to the following requirements.

- a. The applicant shall post the sign in a conspicuous location on the lot affected by the application.
- b. The sign shall give information on the reason for the hearing (e.g. appeal, variance, zone change, or special exception), the time, date, and location of the public hearing and other information required by the City Planner.
- c. The sign shall be clearly visible from a street.
- d. The sign shall be posted at least 10 consecutive days before the public hearing. The sign shall not be removed until after the close of the public hearing.
- e. Failure to post and maintain the sign as required by this section shall be grounds for the denial of the application.

Jeremy -
pls call

1-30
11 00

Ned Dobrova or
Jimmie Dobrova

860-806-9866

Maty,

182 E. Elm. They will be bringing a
special exception application in.

Jeremy

Date:

2/10/20

To: Planning and Zoning Commission

Please accept my request for a waiver to the Site Plan requirements, Section 8.4.4 of the Zoning Regulations, as there is no new exterior construction proposed at the location:

182 East elm Street

Applicant:



Print name:

Gjelibrim Dobrova

Uses

R-WP R-60 R-40 R-25 R-15 R-15s R10 R10s R6 LB DD I IP

1.00 Residential Uses

1.10	Single Family, Detached	p	p	p	p	p	p	p	p	p	e	e		
1.15	Affordable Housing, Single Family Detached		e	e	e	e	e	e	e	e	e	e		
1.20	Two Family				p	p		p		p	e	e		
1.25	Primary Residence plus Accessory Apartment		p	p	p	p	e	p	e	p	e	e		
1.26	Single Family Use, 2 nd and 3 rd floors										p			
1.27	Three Family Residence									e	e	e		
1.30	Multi-Family Residence			e	e	e		e		e	e	e		
1.31	Dwelling Units and Dormitory Use for Educational programs, 2 nd and 3 rd floors											p		
1.35	Active Adult Housing					e								
1.39	Affordable Housing, Multi-Family Residence		e	e	e	e		e		e	e	e		
1.40	Nursing Homes		e	e	e	e	e	e	e	e	e	e		
1.50	Congregate Care Facilities		e	e	e	e	e	e	e	e	e	e		
1.55	Elderly Retirement Housing & Assisted Living Facility		e	e	e	e		e		e	e			
1.59	Artist Live/Work, use shall be limited to the incidental sale of products permitted under this section which are created entirely on the premises	e	e	e	e	e	e	e	e	e				

1.60 Boarding Houses

1.65	with less than 3 boarders		e	e	e	e		e		e	e	e		
1.66	with more than 2 and less than 15 boarders		e	e	e	e		e		e	e	e		
1.67	with 15 or more boarders										e	e		

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY Revaluation Date: 10/01/2014

Unique ID: 708

Reval 2014

Location:	182 E ELM ST	Unit
911 Address:		
Map/Block/Lot:	118/018/018	

Segment	Use	Units	Area	Comments
Retail	Retail	399		BASQUIN LUCIA V

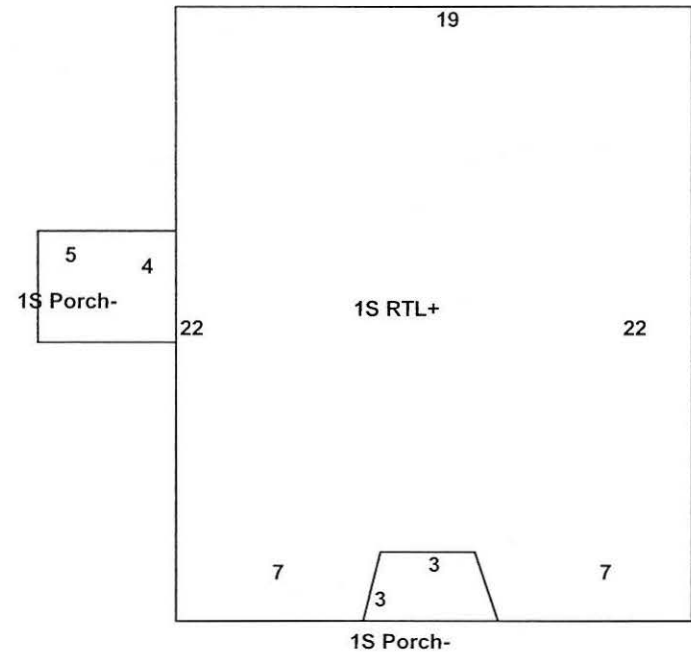
Commercial Building Description		Item	Area/Qty	Value
Building Use	Retail Store	Base Value	399	31,577
Class	Wood Frame	Basement_Type - Full	399	4,788
Overall Condition	Fair	Value Before Depr.	0	36,365
Construction Quality	Low Cost	Depr/Adjust Amount	0	29,092
Stories	1.00	Final Value (After Depr)	0	7,273
Year Built	1929			
Percent Complete	100			
GLA	399			
Basement				
Basement Area	399			
Basement Finished Area	0			
HVAC				
Heating	Other			
Fuel	Electric			
Cooling %	0			
Interior				
Floors	Vinyl			
Walls	Panel Drywall			
Wall Height	10			
Exterior				
Exterior Walls	Clapboards Wood Shingles			
Roof Cover	Asphalt			
Special Features				

Grade Factor	0	Physical Depreciation %	45
Functional Depreciation %	15	Economical Depreciation %	20

Attached Component Computations					
Type	Yr Blt	Condition	Area/Qty	Value	
Enclosed Porch	1929 Average		20	439	
Open Porch	1929 Average		10	122	

Detached Component Computations									
Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value

Total Building Value		
Building 1	Value	7,834
Valuation Method		



Town of Torrington

Geographic Information System (GIS)



Date Printed: 1/30/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Torrington and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 20 feet

0 20
Feet



SCHEDULE A

Property Description

A certain piece or parcel of land with all buildings thereon situated in the Town of Torrington, County of Litchfield, and State of Connecticut, bounded and described as follows:

NORTHERLY or NORTHEASTERLY - by public highway known as East Elm Street, 66.75 feet;
SOUTHERLY and SOUTHEASTERLY - by land now or formerly of John DeVincent;
WESTERLY and SOUTHWESTERLY - by small stream or brook; and
NORTHERLY or NORTHWESTERLY - by land now or formerly of Santo Italia.

Said premises are subject to the following:

1. Matters as shown of Map Nos 2375, 2377, 2854 and 4176, all of the Torrington Land Records.
2. Sanitary Sewer Easement to the City of Torrington, dated January 26, 1981 and recorded in Volume 341 at Page 1082 See Notice Of Easement by the City of Torrington, dated March 2, 1981 and recorded in Volume 342 at Page 539, both of the Torrington Land Records
3. The effect, if any, of a Right Of Way Agreement between the City of Torrington and Lucia Vanzy Basquin, dated April 3, 1985 and recorded in Volume 375 at Page 1031 of the Torrington Land Records
4. The effect, if any, of rights set forth in a deed to the State of Connecticut, recorded September 15, 1995 in Volume 622 at Page 741 of the Torrington Land Records.
5. Riparian rights of others in and to the waters of a brook as it passes through or aubuts the premises.
6. Title vested in David R. Wolter by virtue of a Executor's Deed from Estate Of Lucia v Basquin to David R. Wolter dated May 24, 2016 and recorded on May 27, 2016 in Volume 1228 Page 71 of the Torrington Land Records
7. Title vested in David R. Wolter by virtue of a Quit Claim Deed from Richard C. Basquin to David R. Wolter dated May 16, 2016 and recorded on May 26, 2016 in Volume 1228 Page 73 of the Torrington Land Records
8. Title vested in David R. Wolter by virtue of a Quit Claim Deed from Roberta A. Basquin to David R. Wolter dated May 16, 2016 and recorded on May 27, 2016 in Volume 1228 Page 75 of the Torrington Land Records.
9. Title vested in David R. Wolter by virtue of a Quit Claim Deed from Vincent J. Basquin to David R. Wolter dated May 24, 2016 and recorded on May 27, 2016 in Volume 1228 Page 77 of the Torrington Land Records.

Record & Return To:
Gjelbrim Dobrova
182 East Elm Street
Torrington, CT 06790

2020140630



Bk: 1300 Pg: 835
01/10/2020 10:20:47 AM
WARRANTY
3 Pages
Carol L. Anderson, Town and City Clerk
City of Torrington

WARRANTY DEED - STATUTORY FORM

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

KNOW YE, THAT I, **DAVID R. WOLTER**, of 335 Aspetuck Ridge Road, New Milford, CT 06776 (hereinafter referred to as "Grantor"), for consideration paid of **NINETEEN THOUSAND FIVE HUNDRED AND NO/100 (\$19,500.00) DOLLARS**, grant to **GJELBRIM DOBROVA** of 123 Ascot Lane, Torrington, CT 06790 (hereinafter referred to as "Grantee") with WARRANTY COVENANTS:

That certain piece or parcel of real property together with all improvements thereon, commonly known as 182 East Elm Street located in the Town of Torrington, County of Litchfield and State of Connecticut, more particularly set forth and described on SCHEDULE A attached hereto and made a part hereof.

Said premises are conveyed subject to:

1. Real Estate taxes on the List of October 1, 2018, which the Grantee herein assumes and agrees to pay as part consideration for this deed.
2. Any and all provisions of any ordinance, municipal regulation, or public or private law affecting the above described premises.
3. Sewer taxes on the List of October 1, 2018, which the Grantee herein assumes and agrees to pay as part consideration for this deed.

CONVEYANCE TAX COLLECTED
48.75 CAROL L. ANDERSON
140.25 CITY OF TORRINGTON
STATE OF CONNECTICUT

IN WITNESS WHEREOF, the Grantor hereunto set his hand and seal this 9th day of January, 2020.

Signed and Delivered in
the presence of:

Beverly M. Blich
BEVERLY M. BLICH
Chelo R. Ebersole


David R. Wolter

STATE OF CONNECTICUT)

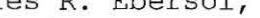
) ss. Torrington

January 9, 2020

COUNTY OF LITCHFIELD)

On this the 9th day of January, 2020, before me, the undersigned, personally appeared David R. Wolter known to me (or satisfactorily proved) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as his free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.


Charles R. Ebersol, Jr.
Commissioner of the Superior Court

4582

MEMBER

E. MINNESOTA
6552

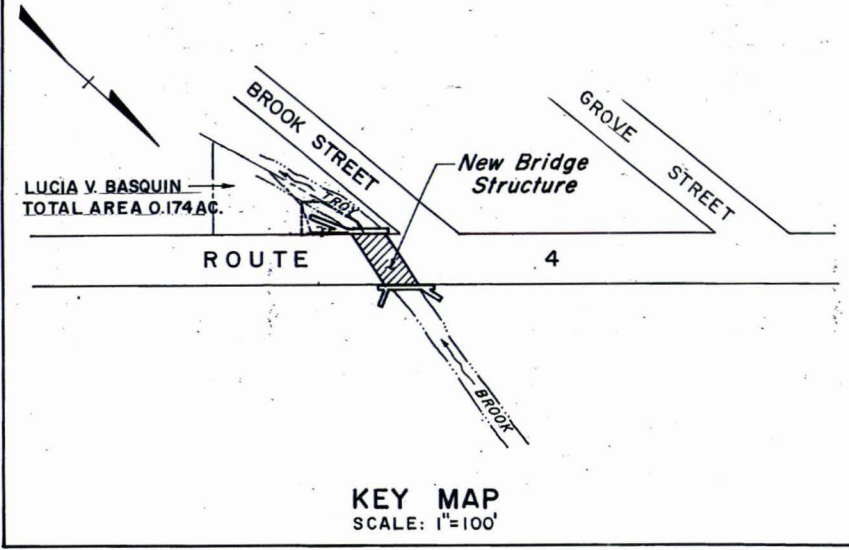
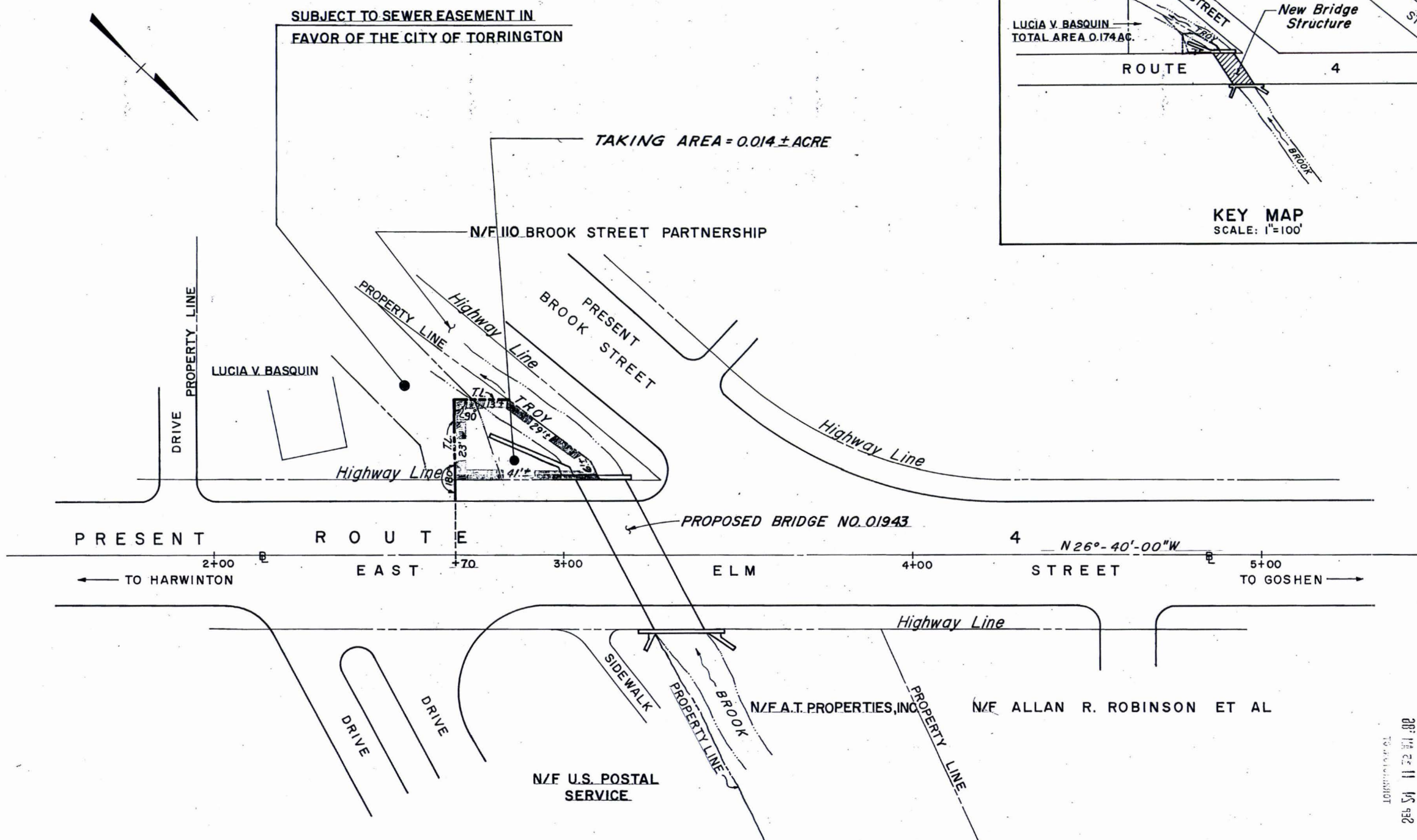
DRAWING NUMBER

SARCO PRODUCTS • NEW HOPE, MINNESOTA
PREPARED BY PART NUMBER 6552

DRAWING NUMBER

SARCO PRODUCTS • NEW HOPE, MINNESOTA
PREPARED BY PART NUMBER 6552

2854



DATE	REVISIONS	REQ. BY
6-19-86	Change To Taking, Labels	R.W.T.

I HEREBY CERTIFY THAT THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE PREPARED IN ACCORDANCE WITH THE STANDARD OF A CLASS D SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS. IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL.

TOWN NO. 143
PROJECT NO. 174-120
SERIAL NO. 1
SHEET 1 OF 1

TITLE
DATE

TOWN OF TORRINGTON
MAP SHOWING LAND ACQUIRED FROM
LUCIA V. BASQUIN
BY
THE STATE OF CONNECTICUT
REPLACEMENT OF BRIDGE #01943
SCALE: 1" = 20'
JANUARY 1986
ROBERT W. GUBALA
TRANSPORTATION CHIEF ENGINEER - BUREAU OF HIGHWAYS

REFER TO MAPS BY:
- CITY OF TORRINGTON, APRIL 1985

Drawn By _____ Date _____
Checked By _____ Date _____
Appr. By _____ Date _____

NG NUMBER

ATION • IRVINE, CALIFORNIA
BY NUMBER 075AF

DRAWING NUMBER
2375

PLANETRIED CORPORATION • IRVINE, CALIFORNIA

RECORDED BY NUMBER 00541

_____ POSITION EDGE OF PRINT ON THIS LINE _____



Refer to maps by

- CITY OF TORRINGTON
- C.H. NICKERSON
- ANDERSON-NICHOLS, ENGINEER

William A. Berglund, R.L.S.
WILLIAM A. BERGLUND, R.L.S., TORRINGTON, CONN.

2375

3-6-7

995

VIBER

IVINE, CALIFORNIA

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DRAWING NUMBER

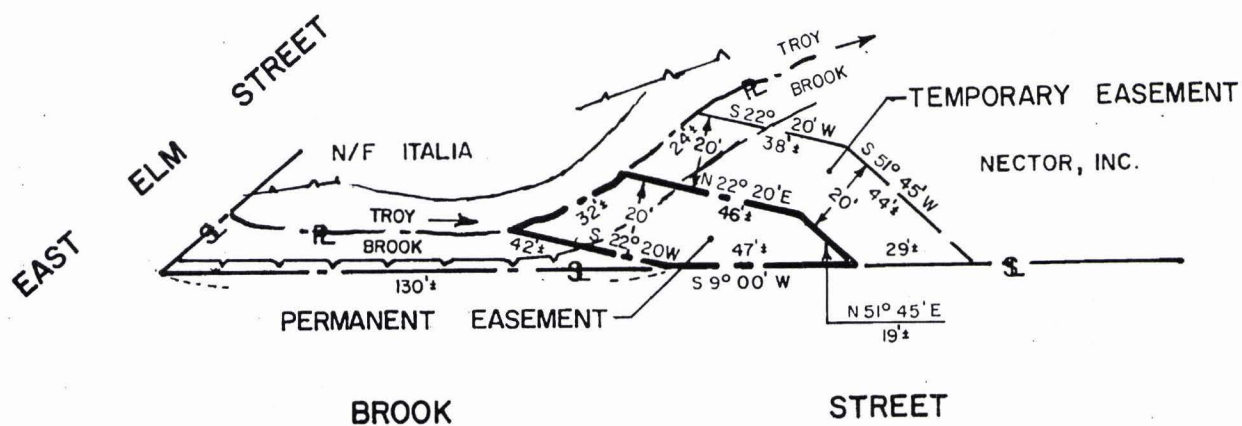
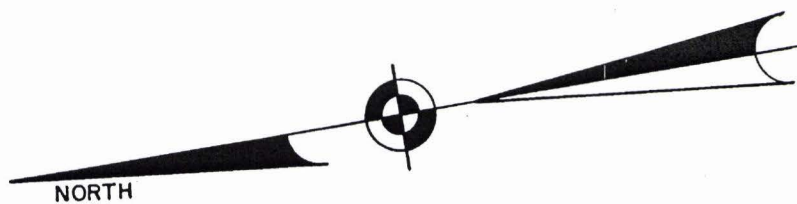
2377

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

REORDER BY NUMBER 075AR

POSITION EDGE OF PRINT ON THIS LINE

PLAN HC



EASEMENT
TO BE CONVEYED TO
THE CITY OF TORRINGTON
BY
NECTOR, INC.

TORRINGTON , CONNECTICUT

SCALE 1" = 40' FEBRUARY, 1980



Refer to maps by
— CITY OF TORRINGTON
— C. H. NICKERSON
— ANDERSON-NICHOLS, ENGINEERS

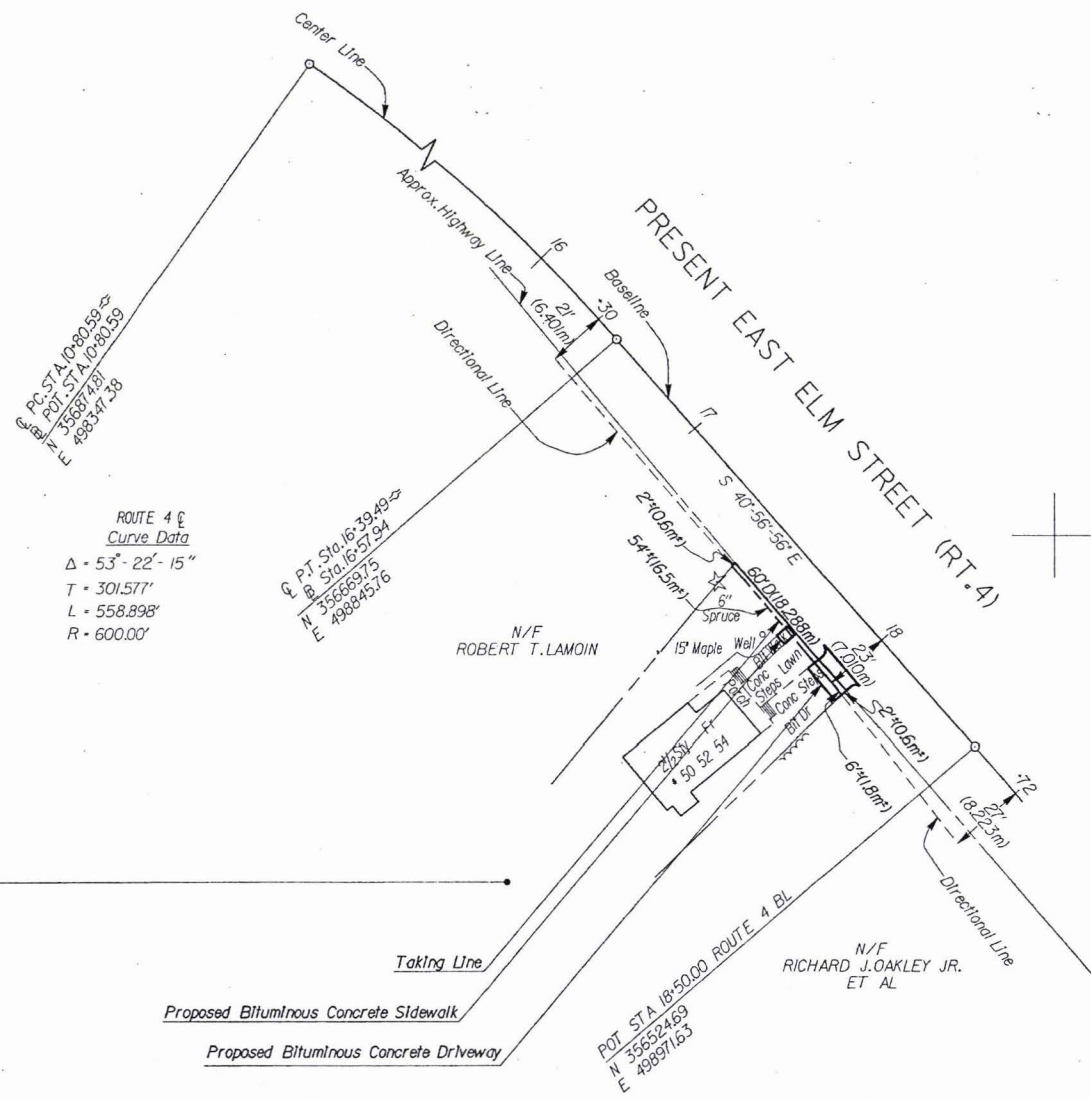
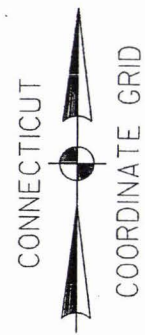
I hereby certify that this map and survey were prepared in accordance with the standards of a Class D survey as defined in the Code of Practice for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc.

William A. Berglund, R.L.S.
WILLIAM A. BERGLUND, R.L.S., TORRINGTON, CONN.

2377

4176

4176



ROUTE 4
Curve Data
Δ = 53° - 22' - 15"
T = 301.577'
L = 558.898'
R = 600.00'

LUCIA V. BASQUIN ET AL
TAKING AREA = 116 Sq. Ft. (10.7 m²)

Right To Construct Bituminous Concrete Driveway Acquired Right Area = 45 Sq. Ft. (4.2 m²)

Right To Construct Bituminous Concrete Sidewalk Acquired Right Area = 15 Sq. Ft. (1.4 m²)

RECEIVED
TOWN CLERK'S OFFICE
SEP 15 11 51 AM '95
TORRINGTON, CT

This drawing reproduced in accordance with state filing regulations. Process used:
☐ Wash-off ☒ Fixed-line photo
Joseph Merritt & Company

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 24, 1992.

DATE	REVISION	REQ. BY
1-9-95	Add Deed Dimension	A.C.
2/14/95	Add F.A.P. No.	M.B.

TOWN NO. 143
PROJECT NO. 143-151
SERIAL NO. 7
SHEET 1 OF 1
Robert C. Green
Robert C. Green L.S.
Trans. Superv. Engr. (H.D.)
DATE 6-8-95

NH-68(106) BASELINE SURVEY

TOWN OF TORRINGTON
MAP SHOWING LAND ACQUIRED FROM
LUCIA V. BASQUIN ET AL
BY
THE STATE OF CONNECTICUT
INTERSECTION REALIGNMENT OF
ROUTE 4 & S.R. 800
SCALE 1" = 40'
JAMES F. BYRNES, JR. - TRANSPORTATION CHIEF ENGINEER
BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS
December 13 19 94

Drawn By DJR Date 12-7-94
Checked By GJA Date 12-7-94
File: P143_015143151007.PM

DRAWING NUMBER

DRAWING NUMBER
4176

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07344
POSITION LIST OF PLAN ON THIS LINE

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07344
POSITION LIST OF PLAN ON THIS LINE