



Allied Engineering Assoc., Inc.

95 Main Street 3rd Floor – East

P.O. Box 726

North Canaan, CT 06018

860-824-1400

860-824-1401 fax

aea.george@gmail.com

Our Job # 1034

January 6, 2024

Jeremy Leifert, City Planner
Planning and Zoning Commission
140 Main St, City Hall
Torrington, CT 06790-5245

RE: Yankee Pedlar

Dear Commission members,

This letter is being prepared in response to the letters of comments we received regarding this project.

Jeremy's comments

1. We agree.
2. We agree.
3. The dumpster is completely contained inside a 6' solid wood fence. The lids on the containers will remain tight to prevent odor as much as possible. If needed an deodorizing agent will be applied, or the owner can arrange for more frequent rubbish removal.
4. The freight trucks and garbage trucks can either back into the site from the street of the can pull into the parking aisle and back in from there using a k-turn.
5. We added all the utilities to the plan prior to the last approval.

Nate's comments

General - There is no encroachment from 11 Main Street. The property line is .3' off the building.

Wetlands – We agree.

Landscaping – The planting strip cannot be 5' wide while keeping the parking lot according to the Zoning Regulations. This is an area that is completely paved now. We are trying to get as much landscaping in on the property as possible. The suggested replacements have been made.

Lighting – We agree.

Signage – We agree.

Conservation – We agree.

Architectural Review Committee comments

We agree.

Engineering comments

1. North arrow and bar scale added.
2. The four manhole in the upper parking lot are in disrepair and in danger of collapse with further traffic. They were there as a form of stormwater drywells from when the property was used as a repair garage.
3. The hatching has been corrected.
4. These changes have been made.
5. This change has been made.
6. The electrical conduit has been adjusted to be 1 ft behind the curb. The conduit will be 2 ft in the ground and the trench will not undermine the retaining wall.
7. There is no detail on the City website showing that.
8. This has been corrected.
9. The pavement will be removed. The haybales can be installed and removed as required during the construction process. If there is no precipitation, the haybales can be removed at the beginning of each day and reinstalled at the end of each day.
10. The haybales will be installed and staked with rebar that can be pounded through the pavement, which will be patched at the end of the project.
11. This has been clarified on the drawings.
12. Duly noted.
13. The detail has been added to the plans.
14. This note is to designate the change from the sidewalk with the full height curbing to the driveway apron that is sloped.
15. The note has been added to the plan.
16. The pipe has been called out as RCP.
17. The owner shall be responsible for the structural integrity of all the existing stone retaining walls on the property.
18. The conduit has been added.
19. The conduit has been relocated.
20. There is adequate space between the pipe and the light pole base.
21. The bollard light has been adjusted.
22. The sign location has been adjusted.
23.
 - a. CB 2 has been relocated.
 - b. More spot grades have been added.
 - c. The grades have been adjusted slightly. During the previous review, you asked that there not be a chance for the water to back up into the building if the pipes became clogged. This area is fairly flat, but still has pitch.
24. The existing roof leaders on the original building are called out on the drawings and labelled as RD. The northern, newer building has roof drains at the center of the roof.
25. The storm pipe capacity was verified prior to the previous approval. Those calculations will be provided.
26. The buildings do not encroach. The retaining wall is on our property.
27. There is an 8'x125' passway shown on the old survey as shown on C-1.
28. The route is accessible.

Police Traffic comments

We concur.

CT DOT comments

We are not doing any work in the ROW.

Blight comment

The existing Fire Escape in the passway is shown on the architectural plan AE 2.3 and A 2.3 as "to remain". It will be analyzed for any repairs required.

Fire comment

Construction staging will be put out front with added protection in case debris fall off the building, then the mafia blocks will be removed.

WPCA comments


1. We will submit the application.
2. We will provide the additional information once the operations have been finalized.
3. We have shown all utilities where there is available data.
4. The restaurant will comply.
5. The fee shall be paid.
6. There was an in depth study performed prior to the previous approval, including die tests and smoke tests and Ray Drew signed off that there were no interconnections.

Building comment

Construction safeguards will be placed in front of the building.

I believe that we have adequately addressed all of the comments from staff. If there are additional comments, we would be happy to have those listed as conditions of approval. We ask that you approve this project so that we can get going as soon as possible.

Sincerely yours,



George Johannesen