

CITY OF TORRINGTON



Land Use Office
Jeremy Leifert, AICP, City Planner
140 Main Street • City Hall
Torrington, CT 06790-5245
E-mail: Jeremy_leifert@torringtonct.org

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

City of Torrington website: www.torringtonct.org

To: Planning & Zoning Commission
From: Jeremy Leifert, AICP, City Planner *JL*
Date: August 24, 2022
RE: Site Plan #1418, 1058 Litchfield Street – two building additions for 37 new units totaling 25,525 sf and associated site work to expand an existing congregate care facility

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

Keystone Place at Newberry Brook, LLC has filed an application for property at 1058 Litchfield Street, Tax Assessor's Map 102 Block 006 Lot 012 to

- Construct two separate addition to the existing congregate care facility totaling 37 new units and 25,525 square feet of new floor area
- Grading of property to accommodate expansion, including a new maintenance access roadway, retaining walls, and parking spaces

The property is owned by Keystone Place at Newberry Brook, LLC, is 16.72 acres in area and is located in an R15 residential zone. The current use of this property is a Congregate Care Facility and is a conforming use by special exception and site plan approval under zoning regulations section 3.1, Table of Permitted Uses, subsection 1.50. A previous Special Exception and Site Plan approval under application #991 was approved on January 26, 2011. Public Act 11-5 signed into law in 2011 automatically extended this site plan approval for nine years to January 26, 2020 at which time it expired. A new site plan approval is required for this proposed addition project. As the special exception runs in perpetuity with the land and no change in use is occurring, no new special exception or public hearing is required for this application. Plans submitted are titled, "Keystone Place at Newberry Brook, Addition Plans, 1058 Litchfield Street, Torrington, Connecticut" by Hrica Associates, LLC, Litchfield, Connecticut. Revised to August 17, 2022. 10 Sheets. Staff has met previously with the property owners' representative and engineer to discuss the project prior to this meeting.

Other Items of note:

1. Zoning regulations allow for no more than 40 beds per acre for Congregate Care Facilities. The overall density of this project is 10.3 beds per acre, which is compliant with zoning regulations section 6.5.2.B.

2. I have reviewed the zoning table provided on the “Site Grading Plan” sheet in the plan set, and found this project to be compliant for parking, zoning setbacks, impervious surface ratio, and building height.

Other Staff Comments:

Nate Nardi-Cyrus, Assistant City Planner, in an email to me dated August 23, 2022, offered the following comment on the plans:

Wetlands – There are regulated wetlands or watercourses on in the vicinity of the subject property but all activities are outside of the upland review area and do not require a wetlands review for this proposal. Therefore, no wetlands permits are required prior to this application. This constitutes a favorable wetlands report for this application.

Landscaping – The expansion of parking is a re-arrangement of an existing parking area with less than 50 spaces, which according to section 5.11.4b, is exempt from parking area planting requirements. It is recommended that additional shrubs or trees be placed in the northernmost islands (which have proposed light poles and a dumpster), as they currently appear to just have grass. Either way, please specify the type of landscaping within these islands.

Lighting – New lighting must comply with section 5.17 of the City zoning code, including the use of full cut-off fixtures. We encourage the use of products approved by the International Dark-Sky Association: <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/>.

Signage – There are no new signs proposed as part of this application. A sign permit shall be required before installing any other signage in accordance with section 5.15 of the zoning regulations.

Conservation – This application was not referred to the conservation commission for review and comment.

Architectural Review Committee: This project was not referred to the ARC for comment. Materials used will match the existing building.

Engineering: Paul Kundzins, City Engineer, in an email to me dated August 22, 2022 indicated that has no comments on the plans.

Police Traffic: Police Traffic Sergeant Dustin Baldis, in email to me dated August 24, 2022, offered the following comments:

Good Morning, after speaking with the executive director of Keystone, my questions have been answered and mostly were outside the scope of the plans. It had shown the building footprint but the traffic will not be anymore more or less that is already on this stretch and the original design when started years prior had it set for up to 140 units and the area can handle that flow of vehicles. The turning radius is going to be larger in the lower driveway to accommodate US food trucks etc, and there will be a pad and turning area for the refuse.

The last piece was just on the chance the lower driveway was going to be added or updated that the sign could be better positioned. Maybe in the future but there is nothing at this time. My questions and comments have been answered and have nothing further to add at this time. Thank you.

Fire: Fire Marshal Edward Bascetta, in a letter to me dated August 23, 2022, offered the following comments on the plans:

The building should be equipped with a complete and compliant fire protection system compatible with the change of use. The fact it will be vacant during non-business hours make it a prime candidate for the delayed discovery of a fire inside.

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 key-holder 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.

WPCA: Ray Drew, Public Works Director, in a memo to me dated August 23, 2022, offered the following comments on these plans:

1. *Applicant shall submit application for Sewer Discharge Permit.
 - a. *Proposed use of the additions to facility.*
 - b. *Square footage of proposed additions.**
2. *Capacity Reserve Fee shall be paid prior to commencement of discharge, fee if applicable shall be calculated upon receipt of item #1.*
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.*
 - b. *Owner shall submit to the WPCA copies of all Federal, State and Local Permits as they pertain to wastewater discharges.*
 - c. *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*

Building: Building Official Kevin Gillette, in an email to me dated August 23, 2022, indicated to me that he had no issues with the site plan.

Conclusion: I recommend approval of Site Plan #1418, 1058 Litchfield Street – two building additions for 37 new units totaling 25,525 sf of floor area and associated site work to expand an existing congregate care facility, with the following conditions and recommendations:

1. It is recommended that the applicant follow the advice of Assistant City Planner Nate Nardi-Cyrus in his August 23, 2022 email to the City Planner, specifically regarding landscaping
2. The applicant shall follow the requirements outlined by Fire Marshal Edward Bascetta contained in his August 23, 2022 letter to the City Planner
3. The applicant shall follow all WPCA requirements as outlined by Ray Drew, Public Works Director contained in his August 23, 2022 memo to the City Planner
4. In accordance with section 8.4.3 and 8.4.6 of the zoning regulations, the following shall be submitted to the City Planner:
 - a. Two paper copies of the full approved plans including the engineer’s stamp and chairman’s signature box on the title page
 - b. One mylar copy of the following plan sheets for filing with the City Clerk in accordance with section 8.4.3.P of the zoning regulations:
 - Site Grading Plan
 - Site Drainage and Utility Plan
 - Sediment and Erosion Control Plan
 - Landscape and Lighting PlanEach mylar sheet shall bear a chairman’s signature box, a copy of the approval letter from the commission, an engineers’ seal and live ink stamp.
 - c. Mylar sheets shall be filed by the applicant with the City Clerk after the signature of the Chairman and prior to the approval of zoning permits to begin construction.

END OF MEMO

Cc: Keystone Place at Newberry Brook, LLC
Hrica Associates, LLC