

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: Special Exception #22-06, Site Plan #1415, 110 Scoville Street - expansion of a non-conforming structure, relocation of office space and garage bays and site improvements

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

Prospect Investment Group, LLC has filed an application for property at 110 Scoville Street, Tax Assessor's Map 115 Block 019 Lot 013 to:

- expand a non-conforming structure by 192.5 square feet in accordance with section 5.12.3.A of the zoning regulations
- to realign garage bays on the existing building
- to relocate office space to an existing outbuilding on the property
- to replace part of the grass area on the property with pervious pavers, and
- to enhance the vegetative screening along property lines with neighboring residences

The property is owned by Prospect Investment Group, LLC, is 0.41 acres in area and is located in an R6 residential zone. The current use of this property is a motor vehicle repair garage under zoning regulations section 3.1, Table of Permitted Uses, subsection 8.30. The property was initially approved as an automotive garage in 1977, at which time the property was zoned Industrial. A subsequent zone change around 1990 placed the property in the R6 zone. The automotive repair garage use is considered a legal non-conforming (grandfathered) use. Section 5.12.3.A of the zoning regulations allow for a one-time addition of up to 10% to structures with non-conforming uses by special exception. I reviewed the property history and could find no previous additions built on the property since being changed to R6 residential zoning. Plans submitted are titled, "Site Development Plan Prepared for Prospect Investment Group, LLC, 110 Scoville Street, Torrington, Connecticut" by Colby Engineering and Consulting, LLC, Goshen, Connecticut. Dated July 15, 2022. 1 Sheet. Staff has met previously with the property owners' representative and engineer to discuss the project prior to this meeting.

Other Items of note:

1. The applicant should add information to the zoning table regarding the total current building area and the size of the addition to show that the addition meets the requirement in section 5.12.3.A

2. The applicant is proposing to remove a portion of the grassed pervious area to gain use of a garage bay on the northwest portion of the building. The property is currently over the allowable impervious surface area for the R6 zone, so this proposal may not increase impervious surface. The applicant is proposing to replace the grass with pervious pavers. This is an acceptable substitution with proper maintenance.
3. With the use of the new garage bay in the northwest property corner, the applicant shall enhance the vegetative screening along the northern boundary line as depicted on the plans.

Other Staff Comments:

Nate Nardi-Cyrus, Assistant City Planner, in an email to me dated July 21, 2022, offered the following comment on the plans:

Wetlands – *There are no regulated wetlands or watercourses on or in the vicinity of the subject properties that would require 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 – *Per section 5.11.2.B, planted non-deciduous trees must have a minimum height of 8 feet. In the plan, Arborvitae is indicated as the preferred planting species but eastern red cedar would be a good substitution. Rather than using a single species, it is suggested that a combination of both arborvitae and eastern red cedar are planted, in the event that one of those species is affected by a specific pest or disease. Planted trees must be protected from vehicles by curbing, railing, landscape timbers or another suitable substitute. Buffer vegetation, trees and grass, should be maintained in good order and replaced if necessary.*

Existing vegetative screening along the southeast corner of the lot, along Scoville Street near the dumpster, should be retained or enhanced.

Lighting – *No lighting additions or removals are proposed or recommended as a part of this application.*

Signage – *There are no new signs proposed as part of this application. A sign permit shall be required before installing any 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.

Engineering: Paul Kundzins, City Engineer, in an email to me dated August 17, 2022 offered the following comments:

My only comment would be that the entrance is shown narrower at Scoville St than existing, and as such since the road is under reconstruction with new curbing, if that is the intent then the city will put curbing in and leave the opening as shown rather than leave the entire apron width of the property open as it is now.

Police Traffic: Police Traffic Sergeant Dustin Baldis, in email to me dated July 18, 2022, stated that he had no comments on these plans

Fire: Fire Marshal Edward Bascetta, in a letter to me dated August 18, 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 July 19, 2022, offered the following comments on these plans:

1. *Applicant shall submit application for Sewer Discharge Permit.*
2. *Owner shall comply with State of Connecticut General Permit for Vehicle Maintenance Wastewater Discharges.*
 - a. *Owner shall submit to the WPCA copies of all Federal, State and Local Permits as they pertain to wastewater discharges.*
 - b. *Oil Water Separators shall be inspected by WPCA.*
 1. *Contact James Hilton 860-485-4089 to schedule inspection.*
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. *Contact James Hilton 860-485-4089 to schedule inspection.*
4. *Occupants shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.*
5. *Occupants shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.*
6. *For additional information or questions contact WPCA (860) 485-9166*

Building: Building Official Kevin Gillette, in a letter to me dated July 22, 2022, submitted the following comments:

Please provide the following information as applicable when applying for the required permits:

- *Complete sets of IBC Section 107 required Construction Documents as applicable, prepared by a Registered Design Professional, showing compliance with all Building and Fire Code Requirements*
- *Complete Life Safety Plan with Occupant Load, Use Group and Occupancy Classification*
- *Complete Plan for Accessibility including Parking and Passenger Loading Facilities*
- *Complete Mechanical, Electrical and Plumbing Plans*
- *Compliance with all International Existing Building Code requirements as applicable*

Conclusion: I recommend approval of the Special Exception Site Plan #1415, 110 Scoville Street - expansion of a non-conforming structure, relocation of office space and garage bays and site improvements 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 July 21, 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 18, 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 July 19, 2022 memo to the City Planner
4. It is recommended that the applicant follow the advice of Building Official Kevin Gillette contained in his letter to the City Planner dated July 19, 2022
5. The applicant shall add information to the zoning table regarding the total current building area and the size of the addition to show that the addition meets the requirement in section 5.12.3.A in the plans submitted for filing
6. The applicant shall perform regular maintenance as necessary to the pervious pavers proposed on the plans to ensure proper functioning.
7. 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
 - b. One mylar copy of the full approved plan set for filing with the City Clerk in accordance with section 8.4.3.P of the zoning regulations. Each 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: Prospect Investment Group, LLC