

CITY OF TORRINGTON



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To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: August 26, 2020
RE: Special Exception 20-07 & Site Plan 1344, Garrett Homes, LLC, 1313 East Main Street, construct 2,288 sq ft Chipotle Restaurant

Gary Eucalitto, Garrett Homes, LLC, has submitted a Special Exception 20-07 & Site Plan 1344 application to construct a 2,288 sq ft Chipotle Restaurant at 1313 East Main Street. The project will involve demolishing the existing 2,162 sq ft bank building at 1313 East Main, demolishing the 782 sq ft dwelling and 318 sq ft garage buildings at 1315 East Main Street, and interconnecting the two properties. 1315 East Main is the property where the 2,576 sq ft Pizza Marzano Restaurant recently relocated and site was redeveloped in accordance with Site Plan #1274. The proposed Chipotle Restaurant with drive-in pick up service is a permitted uses in the LB - Local Business zone per Section 3.1 Section 7.40 of the Zoning Regulations. With the driveways interconnected parking can be readily shared by both restaurants. The shared parking and driveway interconnects require special exception approval per Section 5.13.1.B.1 of the Zoning Regulations. Shared drainage, utility, parking and driveway access easement agreements will be required. The driveway cut to the former bank building will be reduced to a one-way right turn out only access onto East Main Street. A drive-in pick up window at Chipotle will provide for 6 vehicle stacking spaces. A sidewalk will be extended from Pizza Marzano across the front of the Chipotle Restaurant along East Main Street.

The applicant has submitted a Site Plan titled, "Land Development Plans Issued for Permitting, Proposed Chipotle Restaurant, 1313 East Main Street, Torrington, Connecticut, Prepared for Garrett Homes, LLC, 59 Field Street, Torrington ,CT 06790, dated August 14, 2020, by BL Companies, sheets Topographic Survey, GN-1, DM-1, SP-1, GD-1, SU-1, EC-1-2, LL1-2, LP-1, DN-1 – 6, A-1-2. Also submitted was a Stormwater Management Report, dated August 14, 2020, by BL Companies.

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

1. Approval blocks, per Section 8.4.3 P of the Zoning Regulations, need to be added to the Site Plan Sheet SP-1, Landscaping Plans sheets LL1-2, and Lighting Plan sheet LP-1. Recording Mylar Maps will need to be filed on the Land Records.

2. For the proposed restaurant uses 55 parking spaces, 6 stacking spaces plus 3 handicap spaces are required and 62 parking spaces, 6 stacking spaces and 4 handicap spaces are provided with the shared parking proposed.
3. The Erosion and Sedimentation Control Plan has been submitted and appears eligible for certification by the Commission. A cost estimate prepared by the Project Engineer for the installation and maintenance of the erosion and sedimentation controls should be submitted to the City Planner's for review and approval. A cash bond should be submitted in the amount of the approved bond estimate.
4. A Stormwater Management/Best Management Practice (BMP) Maintenance Agreement with the City of Torrington should be filed on the Torrington Land Records per Section 7.4.2.D of the Regulations prior to issuance of a Zoning Permit.

Other Staff Comments:

Architectural Review Committee: The ARC reviewed the project via a ZOOM Meeting on August 6, 2020. The Committee unanimously voted to make a favorable recommendation to the P&Z Commission on the project.

Inland Wetlands, Landscaping, Lighting & Signage: Jeremy Leifert, Assistant Planner/ZEO, in a memo to me dated 8/25/20 stated:

Wetlands – *I have reviewed the submitted plans and the wetlands mapping on the City's GIS system, and there are no regulated inland wetlands or watercourses in the vicinity of this proposed project. Therefore, no inland wetlands permits are required. This constitutes a favorable report from the Torrington Inland Wetlands Commission.*

Landscaping – *In reviewing the proposed tree plantings along the Torrington West Street and East Main Street frontage, it appears that the deciduous trees are separated by 25 feet or less off center. There is a minimum requirement of a 30-foot separation for deciduous trees in accordance with regulations. The plans should be adjusted to either a) provide further separation for the proposed deciduous trees along Torrington West Street or b) substitute non-deciduous trees, which would allow for a reduction of the separation to 20 feet. Please note the requirement that no less than half of the trees in front yards must be deciduous.*

Also, the row of parking spaces immediately to the east of the proposed restaurant appears to be a row of 18 parking spaces broken up by an island containing an electric transformer. The regulations require all parking rows of greater than 15 spaces to contain an intermediate planting island with a deciduous tree at each island. The plans should show a tree within the proposed island with the transformer. All other landscaping appears to meet the regulations and is acceptable. If any of the adjustments above cannot be met on the plans, the applicant may request a waiver under section 5.11.1.B of the regulations as long as the minimum number of tree and shrubs on the overall site are maintained.

Lighting – *Although the regulations allow for lighting to project off of properties at driveway entrances, it appears that the proposed lighting along Torrington West Street is also projecting slightly into properties on the opposite side of the street. Lighting levels should be adjusted to be*

contained within the public street at the driveway entrances. The remaining proposed lighting is acceptable. Any future exterior lighting proposals shall be in accordance with the requirements of section 5.17 of the zoning regulations.

Signage – It appears that there are no details for new commercial signage included with the current plans, with the exception of traffic and parking signage. Dimensions and locations of all new building signage or free standing signage should be included with this application. Any individual signs of greater than 32 square feet will require site plan approval.

Engineering: Engineering comments from Paul Kundzins, P.E., Deputy Public Works Director/City Engineer, are contained in an email and annotated pdf of the plans dated, 8/26/20. The applicant should address these minor site plan details as indicated.

WPCA: Comments from Ray Drew, Administrator, are contained in a memo to me dated 8/13/20. His comments are as follows:

1. Applicant shall submit application for Sewer Discharge Permit.
2. Applicant to provide additional information to include the following:
 - a. Days per week of operation
 - b. Proposed water consumption
 - c. Number of permanent and part time employees
 - d. Average number of meals served per day
 - e. Number of Seats
 - f. Gross square footage of space to be occupied
 - g. Type of Restaurant(i.e. Dine-In, Carry-out, Single Use)
3. Restaurant shall comply with State of Connecticut “General Permit for the Discharge of Wastewater Associated With Food Preparation Establishments”
 - a. Operation shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.
 - b. Shall have on file with the WPCA a completed Fats, Oil and Grease Application and Permit.
4. Capacity Reserve Fee shall be paid prior to commencement of discharge. (Fee will be calculated upon receipt of all items in #1 & #2 Above)
5. 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.
6. Operation shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.
7. Operation shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.
8. For additional information or questions contact WPCA (860) 485-9166

Police Traffic: Police Traffic Officer Stephen Pisarski had no comments.

Fire: Fire Marshall Ed Bascetta in a letter to me dated 8/6/20 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 that the Planning & Zoning Commission make a finding that the Special Exception and Site Plan application meets the specific and general requirements for approval. I recommend approval with the following conditions and recommendation:

1. An approval block shall be added to the Site Plan Sheet SP-1, Landscape Plans sheets LL1-2 and Lighting Plan sheet LP-1.
2. Notes shall be added to Site Plan Sheet SP-1, regarding the drainage, utility, driveway and parking easements required between 1313 and 1315 East Main Street. The applicant's attorney shall prepare the draft utility, drainage, shared driveway and parking easements for review and approval by the Assistant Public Works Director/City Engineer, City Planner and Corporation Counsel. The approved easements documents shall be filed on the Land Records along with the Recording Site, Lighting and Landscape Plans.
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 prior to issuance of a Zoning Permit.
4. A cost estimate prepared by the Project Engineer for the installation and maintenance of the erosion and sedimentation controls shall be submitted to the City Planner's for review and approval. A cash bond shall be submitted in the amount of the approved bond estimate.
5. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 8/13/20.
6. The applicant shall address the comments from Paul Kundzins, P.E., Deputy Public Works Director/City Engineer to the City Planner, contained in an email and annotated pdf of the Site Development plans dated, 8/26/20.
7. The shall address the comments regarding lighting and landscaping from Jeremy Leifert, Assistant Planner/ZEO, in a memo to the City Planner dated 8/25/20.
8. It is recommended that the applicant follow the advice of Fire Marshal, Ed Bascetta contained in his e-mail memo to the City Planner dated 8/6/20.

Cc: Garrett Homes LLC
BL Companies