

From: Bruton, Matthew <mbruton@Blcompanies.com>
Sent: Tuesday, September 01, 2020 11:54 AM
To: Martin J Connor <Martin_Connor@torringtonct.org>
Cc: eucalittogary@gmail.com; Matt Eucalitto <meucalitto.garretthomes@gmail.com>; Jim Juliano <jjuliano@jmattys.com>; Zawatski, Eric <ezawatski@Blcompanies.com>
Subject: 1313 East Main St - Response to Comments

CAUTION: EXTERNAL EMAIL.

Martin,

Please see attachments and responses below. Please let me know if you have any questions.

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.
Approval block added to sheets SP-1, LL1-2, and 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.
Note added to SP-1 regarding easements. Attorney will prepare easements for review and approval.
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.
A stormwater maintenance agreement will be filed with city.
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.
A cost estimate was prepared for approval and is included with revised plan set. A cash bond will be submitted upon approval of 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.
Comments have been addressed, see attached letter.
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.
Comments have been incorporated into attached plan set.
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.

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.

Comments have been addressed. Deciduous trees separated by 30'. Tree added to island and transformer relocated. See attached plan set.

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.

Lighting revised to not project into properties on the opposite side of street.

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.
Fire alarm will be designed and installed by licensed Fire Contractor.

Thank you,

Matthew J. Bruton, P.E.
Project Manager
Principal
BL Companies | *Employee owned. Client driven.*



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