

CITY OF TORRINGTON



Land Use Office
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City of Torrington website: www.torringtonct.org

To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: 9/28/20
RE: Special Exception 20-09, Rudolfo F. Pullano, 177 Eastwood Road, expand existing garage

Rudolfo F. Pullano has filed a Special Exception to expand the garage at his property at 177 Eastwood Road. The property is owned by Lucia A. & Rudolfo F. Pullano. It is located in the R-6 Zone and is 10,748 sq. ft. in size. The 18' x 20' existing garage is a pre-existing, non-conforming structure that is located 2.9' from the West side property line and 3.2' from the rear property line. Mr. Pullano wishes to expand the garage to a 24' x 24' structure. The new garage would maintain the same 2.9' side yard and 3.2' rear yard setbacks. It will have electricity but no sewer or water. Section 4.1.9 of the Zoning Regulations allows expansion of a pre-existing, non-conforming structure as follows:

4.1.9 Where an existing building is in violation of front, side, or rear yard setbacks or buffer and the applicant has requested an expansion of the building, the Commission may, by special exception, allow a reduction of the setback and/or buffer for such building expansion to the lesser of:

- A. twenty percent of the required setback or buffer; or*
- B. the setback of the existing building.*

Submitted and supporting documents:

1. Site Plan/A-2 Survey titled, "Proposed Garage Expansion, Property of Lucia A. & Rudolfo F. Pullano, 177 Eastwood Road, Torrington, Connecticut," dated July 26, 2020, by Peter B. Keefe, L.S.
2. Architectural elevations of the expanded residential garage.

In reviewing the plans submitted, I have the following comments:

1. The Zoning Chart indicates that the garage expansion will not create any additional non-conformities.
2. An approval block needs to be added to the Site Plan in accordance with Section 8.4.3.P of the Regulations.

Fire Department

The application was referred to Fire Marshal Ed Bascetta who had no comments on the proposed garage expansion.

Police Traffic: No comments were received from Officer Pisarski, Police Traffic Unit.

Inland Wetlands, Lighting & Landscaping

Jeremy Leifert, Assistant City Planner, in an e-mail memo to me dated 9/18/20, indicated:

I have reviewed the information submitted for Special Exception application 20-09 for a 24 x 24 garage expansion into pre-existing non-conforming side yard setbacks, and offer the following comments:

Wetlands – I have reviewed the official City wetlands mapping, and there are no wetlands in the vicinity of the proposed project. Therefore, no inland wetlands application is required. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping – No new exterior landscaping is proposed or recommended as part of this application.

Lighting – No new exterior lighting appears to be proposed as part of this application. Any new exterior lighting proposed shall be in compliance with section 5.17 of the zoning regulations.

Signage – It appears that there is no new signage proposed in the application documents. Any future residential signage shall meet the requirements in Section 5.15 of the zoning regulations.

Also, future zoning permits pulled for the project should show the new location for the “shed to be moved” indicated on the submitted plans that conforms to the setback requirements in Section 5.2 of the zoning regulations.

Engineering Review

Paul Kundzins, P.E., Assistant Public Works Director / City Engineer, in an e-mail memo to me dated 9/22/20 indicated, “The Engineering Department does not foresee any issues with regards to this Special Exception and therefore endorses this application.”

WPCA

Mary K. Perrotti, Administrative Assistant, Water Pollution Control Authority, in an email memo to me dated 9/11/20, indicated they have no comments of the proposal.

Conclusion

I recommend that the Commission make a finding that the application meets the general and specific standards for Special Exception Approval. **I recommend approval of the Special Exception application for the proposed garage expansion with the following conditions and recommendation:**

1. An approval block shall be added to the Site Plan in accordance with Section 8.4.3.P of the Regulations.
2. The Zoning Permit shall show the proposed relocation of the existing shed.

Cc: Rudy Pullano

City Of Torrington

ENGINEERING DEPARTMENT
(860) 489-2234



140 Main Street • City Hall
Torrington, CT 06790-5245
Fax: (860) 489-2550

Memorandum

To: Martin Connor, City Planner
Jeremy Leifert, Zoning and Wetlands Enforcement Officer

From: Paul Kundzins, P.E. - Deputy Director of Public Works - City Engineer

Date: September 22, 2020

RE: Engineering Review –Expansion of existing garage to 24' x 24'- pre-existing, non-conforming setbacks 2.9' and 3.2'

Applicant: Rudolfo F. Pullano

I have reviewed the above application, supporting plans and documentation, and provide the following comments:

1. Submitted supporting documents:
 - a. Special Exception Application 20-09
 - b. Proposed Garage Expansion Plan by Keefe Land Surveying dated July 26, 2020
2. The applicant has requested a special exception to expand the existing garage.
3. The Engineering Department does not foresee any issues with regards to this special exception request and therefore endorses this application.

Digitally signed by: Paul
Kundzins
Date: 2020.09.16 14:13:
22 -04'00'

Paul Kundzins, P.E.
Deputy Director of Public Works - City Engineer

Martin J Connor

From: Jeremy Leifert
Sent: Friday, September 18, 2020 12:18 PM
To: Martin J Connor
Subject: Special Exception Application 20-09, 177 Eastwood Road

Marty,

I have reviewed the information submitted for Special Exception application 20-09 for a 24x24 garage expansion into pre-existing non-conforming side yard setbacks, and offer the following comments:

Wetlands – I have reviewed the official City wetlands mapping, and there are no wetlands in the vicinity of the proposed project. Therefore, no inland wetlands application is required. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping – No new exterior landscaping is proposed or recommended as part of this application.

Lighting – No new exterior lighting appears to be proposed as part of this application. Any new exterior lighting proposed shall be in compliance with section 5.17 of the zoning regulations.

Signage – It appears that there is no new signage proposed in the application documents. Any future residential signage shall meet the requirements in Section 5.15 of the zoning regulations.

Also, future zoning permits pulled for the project should show the new location for the “shed to be moved” indicated on the submitted plans that conforms to the setback requirements in Section 5.2 of the zoning regulations.

Thanks,

Jeremy Leifert, CZEO
Assistant City Planner
Zoning and Wetlands Enforcement Officer
City of Torrington
140 Main Street, Room 324
860-489-2221

Martin J Connor

From: Mary Perrotti
Sent: Friday, September 11, 2020 11:24 AM
To: Martin J Connor
Subject: 177 Eastwood and 1415 E Main

Hi,

We have no comments regarding the garage expansion on 177 Eastwood Road.

We did get all the answers to our memo regarding the Dog Daycare. Working on our fee calculation

Thanks

Mary

Mary K. Perrotti
Administrative Assistant
City of Torrington WPCA
140 Main Street
Torrington, CT 06790
860-485-9166 (phone)

