

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: August 28, 2020
RE: Site Plan #1341, Nedzat Dobrova, 2177 Winsted Road, change of use from manufacturing use to a used car dealership

Nedzat Dobrova has submitted an application to change the existing use of the building at 2177 Winsted Road from a manufacturing and warehouse use to a used car dealership and auto repair business. The property is located in the I - Industrial Zone and is 2.542 acres in size. The building is serviced by public sewer and water. The proposed motor vehicle sales - used car dealership and repair business is a permitted use in this zone per Section 3.1 Section 8.10 of the Zoning Regulations. The applicant has submitted a Site Plan titled, "Site Plan Land of NJY Auto, LLC, 2177 Winsted Road, Tax Map 238 Block 002 Lot 001, Torrington, Connecticut, dated 6/22/18, by Gary Giordano Professional Engineer & Land Surveyor LLC. I made a site visit to the property and City Staff has met with the applicant and the project engineer. Existing curb cuts to the property are being closed off per CT DOT and all but the proposed shared driveway apron entrance and handicap parking space will be a gravel or crushed stone surface.

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

1. 19 parking spaces plus 1 handicap spaces are required for the proposed used car auto sales and repair and 19 parking spaces and 1 handicap spaces are provided. 35 additional vehicle display parking spaces are proposed for displaying used cars.
2. The applicant owns the property next door to the north that is currently vacant. CT DOT has asked the applicant to create a shared driveway. A shared Driveway Easement is required and will need to be filed on the Land Records prior to the issuance of a Zoning Permit. The applicant's attorney should prepare the shared driveway easement which should be reviewed and approved by Corporation Counsel.
3. Prior to issuance of a Zoning Permit, a Grading Permit is required since it is likely over ½ acre of land will be disturbed. The Erosion and Sedimentation Control Plan appears complete and eligible for certification.
4. Per Section 7.3.5 A of the Zoning Regulations, the applicant needs to provide a performance bond for erosion and sedimentation controls. A bond estimate should be submitted by the project engineer for review and approval by the Engineering Department.

5. Prior to issuance of a Zoning Permit an encroachment permit from CT DOT must be obtained.
6. The applicant has requested a waiver from Section 5.17.4.10 of the Zoning Regulations requiring a photometric plan for the proposed lighting as the applicant is only proposing the use of wall/building mounted lighting that is full cut-off shielded design. No parking lighting is proposed. I would agree a photometric lighting study is not needed under these circumstances.
7. No sidewalks are proposed and there are no sidewalks in the area to connect too.

Other Staff Comments:

ZBA Location Approval: ZBA Location approval for a Used Car Dealership & Repair facility was granted at their 8/10/20 ZBA Meeting. The ZBA acts as an arm of the State in reviewing applications for Used Car Dealership Licenses.

Architectural Review Committee: The ARC did not review the project as no changes to the exterior of the building are proposed and signage over 32 sq ft in size is not proposed in connection with the application.

Inland Wetlands, Landscaping, Lighting & Signage: Jeremy Leifert, Assistant City Planner, in a memo to me dated 8/7/20 stated: *“I have reviewed the information submitted for the proposed change of use to automotive repair and used car sales at 2177 Winsted Road, and offer the following comments:”*

Wetlands – *There are inland wetlands and watercourses present on the opposite side of Winsted Road from this property. However, the proposed site work on this property is greater than 75 feet from wetlands and 100 feet from the nearest watercourse. Therefore, no wetlands permits are required for this proposal. This constitutes a favorable report from the Torrington Inland Wetlands Commission.*

Landscaping – *The location and number of trees, shrubs and location of landscaped beds on the property is acceptable and meets the requirements of the regulations. The applicant should identify the species of trees and shrubs to be planted on the landscaping plan. Also, the applicant should ensure that the proposed shrub plantings in the Winsted Road street easement are approved by CT DOT.*

Lighting – *A photometric survey should be provided as required in section 5.17.4.10 to ensure the lighting requirements are being met. As currently stated on the proposed plans, all lighting should be full cutoff or shielded lighting.*

Signage – *It appears from the submitted application that one (1) 32 square-foot wall sign is proposed. This sign may be permitted with a standard administrative sign permit application since it does not exceed 32 square feet.*

Also, the plans should have the total areas of disturbance/grading calculated in the zoning chart and included in the site plan to determine if a grading permit is necessary. Grading has occurred in the rear portion of the property that was subject of notices of violation sent in 2019.

Engineering: Engineering comments from Paul Kundzins, P.E., Deputy Public Works Director/City Engineer, are contained in a memo dated, 8/11/20. He indicated the following:

1. *Submitted supporting documents:*
 - a. *Site Plan Application*
 - b. *DOT Prepared Overall Site Plan*
 - c. *Site Plan Land of NJY Auto LLC, dated March 12, 2020.*
2. *The applicant has requested a change of use from a former industrial to an auto repair and used car sales facility.*
3. *It was noted that the site plan does not provide for adequate accessible handicapped access to the south side of the building because the two doors are elevated approx. 4 feet above parking lot grade. The applicant has agreed to lower the interior floor elevation to match outside grades.*
4. *The Engineering Department endorses this application under the condition the applicant lowers the interior floor elevation to match outside grades to provide ADA compliant handicapped access from the parking lot into the building.*
5. *No final certificate of occupancy shall be issued until the City Building Department verifies the new interior floor elevation and the handicapped access meets ADA requirements,*

WPCA: Comments from Ray Drew, Administrator, are contained in a memo to me dated 8/6/20. He requested that the applicant:

1. *Applicant shall submit application for Sewer Discharge Permit.*
2. *Additional Information Required*
 - a. *Weekly Days of Operation*
 - b. *Number of full time and part time employees.*
 - c. *Square footage to be used*
 - d. *Projected annual water consumption for new facility*
3. *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 860-485-9166 to schedule inspection.*
4. *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 860-485-9166 to schedule inspection.*
5. *Occupants shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.*
6. *Occupants shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.*
7. *For additional information or questions contact WPCA (860) 485-9166*

Police Traffic: No written comments were received from Police Traffic Officer Stephen Pisarski.

Fire: Fire Marshal Ed Bascetta in a letter to me dated 8/6/18, 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 approval of the Site Plan application with the following condition and recommendation:

1. Prior to issuance of a Zoning Permit, a Grading Permit shall be submitted and approved. Per Section 7.3.5 A of the Zoning Regulations, the applicant shall provide a performance bond for erosion and sedimentation controls. The bond shall be in an amount approved by the City Engineer and in a form acceptable to Corporation Counsel.
2. The applicant shall address the landscaping comments from Assistant City Planner Jeremy Leifert contained in his memo to the City Planner dated 8/7/20.
3. A shared Driveway Access Easement is required and shall be filed on the Land Records prior to the issuance of a Zoning Permit. The applicant's attorney shall prepare the shared driveway easement which shall be reviewed and approved by Corporation Counsel.
4. 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.
5. The applicant shall address the comments from Paul Kundzins, P.E., Deputy Public Works Director/City Engineer, contained in his memo to the City Planner dated 8/11/20.
6. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 8/11/20.
7. 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: Gary Giordano, P.E.
Ned Dobrova

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: August 11, 2020

RE: Engineering Review – 2177 Winsted Road Change of Use from former industrial to Used Car Sales and Auto Repair, Applicant: Nedzat Dobrova

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

1. Submitted supporting documents:
 - a. Site Plan Application
 - b. DOT Prepared Overall Site Plan
 - c. Site Plan Land of NJY Auto LLC, dated March 12, 2020.
2. The applicant has requested a change of use from a former industrial to an auto repair and used car sales facility.
3. It was noted that the site plan does not provide for adequate accessible handicapped access to the south side of the building because the two doors are elevated approx. 4 feet above parking lot grade. The applicant has agreed to lower the interior floor elevation to match outside grades.
4. The Engineering Department endorses this application under the condition the applicant lowers the interior floor elevation to match outside grades to provide ADA compliant handicapped access from the parking lot into the building.
5. No final certificate of occupancy shall be issued until the City Building Department verifies the new interior floor elevation and the handicapped access meets ADA requirements,

Digitally signed by: Paul Kundzins
Date: 2020.08.11 14:15:51 -04'00'

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

City Of Torrington



WATER POLLUTION CONTROL AUTHORITY
140 Main Street
Torrington, CT 06790-5245

Tel: (860) 485-9166
Fax: (860) 485-0730

MEMO

TO: Marty Connor, City Planner
FROM: Ray Drew, WPCA Administrator
DATE: 8-6-20
RE: 2177 Winsted Road, Auto Repair and Car Dealership

WPCA Comments:

1. Applicant shall submit application for Sewer Discharge Permit.
2. Additional Information Required
 - a. Weekly Days of Operation
 - b. Number of full time and part time employees.
 - c. Square footage to be used
 - d. Projected annual water consumption for new facility
3. 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 860-485-9166 to schedule inspection.
4. 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 860-485-9166 to schedule inspection.
5. Occupants shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.
6. Occupants shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.
7. For additional information or questions contact WPCA (860) 485-9166

Martin J Connor

From: Jeremy Leifert
Sent: Friday, August 07, 2020 11:31 AM
To: Martin J Connor
Subject: 2177 Winsted Road - Change of Use

Marty,

I have reviewed the information submitted for the proposed change of use to automotive repair and used car sales at 2177 Winsted Road, and offer the following comments:

Wetlands – There are inland wetlands and watercourses present on the opposite side of Winsted Road from this property. However, the proposed site work on this property is greater than 75 feet from wetlands and 100 feet from the nearest watercourse. Therefore, no wetlands permits are required for this proposal. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping – The location and number of trees, shrubs and location of landscaped beds on the property is acceptable and meets the requirements of the regulations. The applicant should identify the species of trees and shrubs to be planted on the landscaping plan. Also, the applicant should ensure that the proposed shrub plantings in the Winsted Road street easement are approved by CT DOT.

Lighting – A photometric survey should be provided as required in section 5.17.4.10 to ensure the lighting requirements are being met. As currently stated on the proposed plans, all lighting should be full cutoff or shielded lighting.

Signage – It appears from the submitted application that one (1) 32 square-foot wall sign is proposed. This sign may be permitted with a standard administrative sign permit application since it does not exceed 32 square feet.

Also, the plans should have the total areas of disturbance/grading calculated in the zoning chart and included in the site plan to determine if a grading permit is necessary. Grading has occurred in the rear portion of the property that was subject of notices of violation sent in 2019.

Thanks,

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



Peter A. Towey
Chief Fire Services

**Torrington Fire Department
City of Torrington**

Robert Shoppey
Training/Safety Division

Edward Bascetta
Fire Prevention/Investigation Division

David A. Tripp Jr.
Deputy Chief Operations



August 6, 2020

Martin Connor, City Planner
Planning and Zoning
City of Torrington

Dear Mr. Connor,

I have received and reviewed the application for the construction of an Auto Repair and Sales space located at 2177 Winsted Rd. The Fire Department would provide the following general recommendations:

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 makes 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 keyholder 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.

We appreciate the opportunity to review these plans. Please feel free to contact me if there are any questions.

Respectfully submitted,

Edward Bascetta

Edward Bascetta

Fire Marshal

City of Torrington

860-489-2534

Edward_bascetta@torringtonct.org