

CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SPECIAL EXCEPTION APPLICATION

Fee: \$210.00 (includes \$60.00 state tax)

Date of Application: 4/7/21 Hearing: _____ Decision: _____

Location of Property/Address: 2597 Tarringford Street, Torrington

Assessor's Map: 244 Block: 006 Lot: 005 Zone: R25 Area: unique ID 10566

Applicant: Sarah Tracy (Little Dove Botanicals LLC)

Applicant's Address: 2597 Tarringford Street, Torrington, CT 06790

Applicant's Signature: Sarah Tracy

Phone: 860-496-1961 Fax: _____ E-mail: littledovebotanicals@gmail.com

Owner: Sarah Tracy

Owner's Address: 2597 Tarringford Street, Torrington, CT 06790

Phone: 860-496-1961 Fax: _____ E-mail: littledovebotanicals@gmail.com

Owner's Signature:** Sarah Tracy

**If the owner and the applicant are different entities, a written authorization letter from the owner must be attached to this application.

Describe the Proposed Project:

Renovation of an existing garage/barn for use as a garage, workshop, and farm store for Little Dove Botanicals LLC, offering culinary & medicinal herbs grown onsite

Section(s) of the Zoning Regulations giving the Planning and Zoning Commission authority to grant the Special Exception(s): _____

Describe the Special Exception(s) sought:

Farm Stand (within the existing barn)

Is there a conservation or preservation restriction on the property? ____ Yes X No

Conservation and/or Preservation Restrictions: If the property subject to the Special Exception approval has a conservation or preservation restriction on the land, the holder of the restriction is required to be noticed of the application. The applicant must notify the holder of the land restriction regarding the application by certified mail, return receipt requested, no later than 60 days prior to the filing of the application. In lieu of such notice the applicant may submit a letter from the holder of such restriction (or their agent) verifying that the application is in compliance with the terms of the restriction.

Are there wetlands on the property or construction or drainage within a regulated wetlands area?

(75 feet from wetlands and 100 feet from watercourse or water body) ____ Yes X No

If yes, has an application been submitted to the Inland Wetlands Commission? ____ Yes ____ No

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Is this property within 500 feet of another municipality? ____ Yes No

Name the municipality: _____

Explain reasons for granting this special exception. List any proposed safeguard and conditions:

The property is already used as farmland to grow and gather these herbs. The farmstand would allow a practical way to sell the herbs and herbal products to local customers. This property falls within the Torrington Historical District, and this type of farmstand would be well within the historical agricultural usage of the barn.

Is a site plan application being filed for this project at the same time as this Special Exception application? Yes _____ No

Important Information for the Applicant

1. **Application:** The applicant must submit eight (8) copies of this application.
2. **Survey:** The application must submit eight (8) copies of an up-to-date Class A-2 survey of the property and improvements prepared by a land surveyor registered in the State of Connecticut.
3. **Site Plan:** The applicant must submit eight (8) copies of a site plan. All plans shall be prepared, signed and sealed by a professional engineer, landscape architect, land surveyor or architect - whichever is appropriate. The professional engineer, landscape architect, land surveyor or architect must be registered in the State of Connecticut. All plans shall be based on an A-2 survey. The scale of the plans shall be a minimum of one inch equals forty feet. The plans shall include the following information:
 - A. Date, north arrow, and scale;
 - B. Existing and proposed contours at two foot intervals;
 - C. Existing major landmarks such as wetlands, streams, floodplains, rock outcropping, tree lines, etc;
 - D. Construction limit line identifying all those areas to remain undisturbed and in their natural state;
 - E. The location, size and species of significant trees and all specimen trees as required in *Section 5.16*;
 - F. Proposed parking and loading areas including stalls, driveways, and aisles; dimensions, curbing, landscaping, turning radii and identification of proposed surface material shall be shown;
 - G. The sight distance for proposed driveways;
 - H. Proposed lighting plan including the location, size, height, and intensity of all lighting fixtures;
 - I. Proposed landscaping plan showing the Latin and common name of the species used, quantity of each plant species and the size and height of the plants at the time of planting; the landscaping plan shall be signed by a landscape gardener or landscape architect;
 - J. The location and design of all existing and proposed sanitary sewer, storm drainage, water, electrical, natural gas and other utilities; all engineering improvements shall be accompanied by appropriate data in accordance with good engineering practice;
 - K. Proposed location and screening of all trash receptacles;
 - L. The proposed size, colors, location and lighting of all signs;
 - M. Architectural plans as described in *Section 8.5.10*;

- N. An informational table showing:
 - a. existing use of the property;
 - b. proposed use of the property;
 - c. zone in which the property is located;
 - d. size of the property in square feet or acres;
 - e. gross floor area of existing structures;
 - f. gross floor area of proposed structures;
 - g. total impervious surface;
 - h. building height in feet and number of stories;
 - i. number of parking spaces required;
 - j. number of parking spaces provided;
 - k. number of loading spaces required;
 - l. number of loading spaces provided;
- O. A vicinity map at a scale sufficient to show:
 - a. parking areas and driveways on all properties within 100 feet of the site;
 - b. all streets within 100 feet of the site; and
 - c. all zone boundaries within 100 feet of the site;
- P. Any information needed by the Commission to determine compliance of the plan with the zoning regulations.

4. Public Notice Sign:

The applicant shall obtain from the Planning and Zoning Department a sign notifying the public of the hearing. A \$120.00 refundable deposit shall be made by the applicant to cover the cost of the sign. The sign shall conform to the following requirements:

- a. The applicant shall post the sign in a conspicuous location on the property affected by the application;
- b. The sign shall give the information on the reason for the hearing (e.g. special exception) and the time, date and location of the public hearing;
- c. The sign shall be clearly visible from a street;
- d. The sign shall be posted at least ten (10) consecutive days before the public hearing; and
- e. The sign shall not be removed until after the close of the public hearing.

Failure to post and maintain this sign shall be grounds for the denial of the application.

5. Letter to Surrounding Property Owners

At least ten (10) days prior to the public hearing, the applicant shall send, by certificate of mailing, a notice of the public hearing to all persons whose property is adjacent to the property affected by the application. Evidence of the mailing shall be presented to the Planning and Zoning Department at or before the public hearing.

- 6. Questions regarding this application can be directed to the Planning and Zoning Department at (860)489-2221 or 489-2220.

OFFICE USE ONLY

Is this property within 500 feet of another municipality? ____ Yes ____ No

If yes, the town(s) is: _____

Date town(s) was/were notified of public hearing: _____

Previous ZBA and P&Z applications at this location:

Departmental Comments:

If this application meets with your approval, please sign and date. If it does not, please attach a separate sheet with your comments:

Traffic Department: _____

Fire Department: _____

City Planner: _____

Building Department: _____

Engineering Department: _____

(Revised 3/14)