

CITY OF TORRINGTON



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To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: June 1, 2021
RE: Special Exception 21-05 & Site Plan #1376, Borghesi Building & Engineering Co., Inc., Torrington Farms Service Center, 341 Pinewoods Road, Construct 7,200 sq. ft. gasoline retail facility, with two additional retail uses

Allan Borghesi, Borghesi Building & Engineering Co., Inc. has filed a Special Exception and Site Plan application to construct a 7,200 sq. ft. gasoline retail facility with two additional retail uses, construct a canopy over 5 gasoline pumps, and add 3 diesel pumps at 341 Pinewoods Rd. The proposed unit on the west side of the building has a drive through window. The property is owned by Joseph J. and Marilyn K. Ricci, is 4.30 acres in size and is located in the LB Local Business Zone. The proposed gasoline station is a Special Exception use in the LB Zone per Sections 3.1 Subsection 8.40 of the Zoning Regulations. The convenience store and proposed retail units are permitted uses per Sections 3.1 Subsection 3.10 of the Zoning Regulations. Plans submitted are titled, "Torrington Farms Service Center, 341 Pinewoods Road, Torrington, CT, 06790," by Borghesi Building & Engineering Co. Inc., dated 5-4-21, sheets SP1-3, SPD1-3, A1, A1A, A2 & A2A. The Zoning Information Table on sheet SP1 indicates that the proposed building meets the required Zoning setbacks, maximum impervious surface requirements, maximum building height, and that the minimum parking and loading requirements are all compliant. An existing house on the property will be demolished to make room for the project. Written notice of the project has been provided to the adjacent property owners.

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

1. A grading permit is required per Section 7.3.3 of the Zoning Regulations.
2. The Erosion and Sedimentation Control plans appear complete and eligible for certification. A bond estimate, prepared by the Project Engineer, should be submitted for the cost of the installation and maintenance of the soil erosion and sediment controls as shown on the approved plans. A performance bond in an amount approved by the City Planner's office and in a form acceptable to the Corporation Counsel should be submitted prior to issuance of a Grading Permit to cover the estimated costs of the E&S measures.
3. A Stormwater Management/Best Management Practice (BMP) Maintenance Agreement with the City of Torrington will be required and filed on the Torrington Land Records per Section 7.4.2.D of the Regulations.

4. An up-to-date Class A-2 Survey of the property is required per Section 8.4.2 B.3 of the Zoning Regulations.
5. The Site Plan shows a drive through window but the Site Development Plan does not show the required 6 stacking spaces and the parking table should be amended to show the required 6 spaces and the proposed number of stacking spaces to be provided. Will the drive-in window service a restaurant or a retail use? If it will be a restaurant the parking table needs to be adjusted for a restaurant use as well.
6. A picnic area is shown on the plans. Additional parking should be provided, 4 parking spaces per 10 seats. The parking spaces should be located near the picnic area proposed.
7. An emergency generator sized to cover the gas station and convenience store would be a great addition to the project from an emergency management standpoint.
8. Most new gas stations are adding electric charging stations. It would seem prudent to add charging stations to the project.

Other Staff Comments:

Architectural Review Committee: The Committee voted unanimously to make a favorable recommendation on the project to the Commission at their 5/28/21 Meeting.

Inland Wetlands, Landscaping, Lighting & Signage: Jeremy Leifert, Assistant City Planner, CZ&WEO, reviewed the plans and indicated in his updated e-mail memo to me dated 6/1/21: *I have reviewed the information submitted for the proposed gas station/retail store use and site development plan at 341 Pinewoods Road under site plan application #1376, and offer the following comments:*

Wetlands – There does not appear to be a wetlands review of the property submitted with the application materials. The applicant should have the property reviewed by a certified soil scientist to determine the presence or absence of wetlands soils on the property. Wetlands soils, if present, should be surveyed and added to the map to determine wetlands permitting responsibility. If no wetlands soils or watercourses are present on the property, such information is required to be submitted by a licensed soil scientist in the form of a report and/or notation on the submitted site plan.

Landscaping – Proposed tree planting locations and shown on the plans are acceptable. However, the number of shrubs in or near the front yard buffer along Pinewoods Road appear to be short of the required number of shrubs (41) based on the length of the road frontage and required spacing. I would suggest adding 8-10 additional shrubs near the front yard buffer in the northwest (downhill) section of the buffer along Pinewoods Road.

Lighting – The photometric lighting plan sheet (SP4) submitted with the application has been reviewed and is acceptable and compliant with the regulations. All lighting fixtures and future exterior lighting proposals shall be in accordance with the requirements of section 5.17 of the zoning regulations.

Signage – The location and size of all proposed signage of over 32 square feet is required to be approved as part of this site plan application. A free standing detached sign is noted on the site plan sheet (SP2) near the northwest entrance of the property with a note "size and location to be

determined". Additional information should be provided for an approximate location and size of this signage with this site plan application. The detached sign shall not be taller than 17 feet nor more than 125 square feet in sign area in conformance with section 5.15 of the zoning regulations. A sign permit shall be required before installing any signage in accordance with section 5.15 of the zoning regulations.

Engineering: Paul Kundzins, P.E., Deputy Public Works Director/City Engineer has marked up the plans electronically and emailed his comments to Allan Borghesi 5/27/21. These comments need to be addressed by the applicant.

WPCA: Ray Drew, Public Works Director, comments are contained in a memo to me dated 5/14/20. His comments are as follows:

1. Applicant shall submit application for Sewer Discharge Permit.
2. Additional Information Required:
 - a. Weekly days of operation
 - b. Square footage of two retail spaces
3. Capacity Reserve Fee shall be paid prior to commencement of discharge and issuance of permit.
4. 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.
5. Owner shall certify that there are no discharges of storm water or ground 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. Contact James Hilton 860-485-9166 to schedule inspection.
6. Will Operation be serving food that requires Food Operators License from TAHD?
 - a. YES: Operation must be in compliance with General Permit: "Wastewater Discharges Associated with Food Preparation Establishments". Must have on file with WPCA completed Fats, Oil and Grease Application and Permit. Contact James Hilton 860-485-9166 for additional information.
 - b. NO: Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.
7. Occupants 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: Sgt. Baldis, Police Traffic Unit in an email memo to me dated 5/28/21 indicated:

"I looked over the plans and see that it appears all the necessary allowances are in place for spaces and dumpster locations do we know how much traffic is estimated to be added to the road and whether this would impact the Industrial Lane T intersection. As the tractor traffic would

have to use the other entrance coming off industrial as they would not be able to make the swing into the first entrance. Is there are reason they offset it from the industrial lane intersection altogether. Depending on anticipated traffic would only draw my attention as a concern. Other than that I think the plan looks great for that area. Should be good draw of people."

Fire: Fire Marshal Edward Bascetta in a letter to me dated 5/14/21, 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: Provided the applicant adequately addresses my comments above, I believe that the Commission can make a finding that the general and specific conditions for Special Exception approval have been met. I recommend approval of Special Exception 21-05 & Site Plan #1376, for construction of a 7,200 sq. ft. gasoline retail facility, with two additional retail uses, including a drive-in window with the following conditions and recommendation:

1. A Grading Permit shall be submitted and approved by the Zoning Officer prior to issuance of a Zoning Permit for the Project.
2. A bond estimate, prepared by the Project Engineer, shall be submitted for the cost of the installation and maintenance of the soil erosion and sediment controls as shown on the approved plans. The performance bond, in an amount approved by the City Planner's office and in a form acceptable to the Corporation Counsel, shall be submitted prior to issuance of the Grading Permit to cover the estimated costs of the E&S measures.
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.
4. The applicant shall address the comments on the marked up plans from Paul Kundzins, P.E., Deputy Public Works Director/City Engineer contained in his email to Allan Borghesi 5/27/21.
5. The applicant shall address the comments contained in a memo to the City Planner from Ray Drew, WPCA Administrator dated 5/14/21.
6. The applicant shall address the comments contained in a memo to the City Planner from Jeremy Leifert, Assistant City Planner, dated 6/1/21.
7. It is recommended that the applicant follow the advice of Fire Marshal Edward Bascetta contained in his letter to the City Planner dated 5/14/21.

Cc: Allan Borghesi, Borghesi Building & Engineering Co., Inc.