

CITY OF TORRINGTON



Land Use Office
Martin J. Connor, AICP, City Planner
140 Main Street • City Hall
Torrington, CT 06790-5245
E-mail: Martin_Connor@torringtonct.org

Phone: (860) 489-2221
Fax: (860) 496-5928

City of Torrington website: www.torringtonct.org

To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: August 12, 2020
Subject: Shaun Quinn, 350 Hayden Hill Road, 2 lot Resubdivision

Shaun Quinn, owner/applicant has filed an application for a 2 lot resubdivision of property at 350 Hayden Hill Road. The property is located in the R-25 Zone and is 56,294 sq ft or 1.292 acres in size. An existing single-family dwelling is located on proposed lot 30A-1. Proposed Lot 30A-1 is 30,818 sq. ft. in size or 0.707 acres with 129.92 ft of lot frontage. Proposed lot 30A-2 is 25,476 ft or 0.585 acres in size. Both lots will be serviced by public sewers and private wells. Both of the proposed lots meet the minimum size, 25,000 sq. ft., and minimum lot frontage requirement, 125 ft. The resubdivision development requires a drainage easements and installation of catch basins and drainage pipes within the City's right-of-way.

Resubdivision Map:

The map submitted is titled, "Record Resubdivision Map of Lot 30A, Prepared for Quin, LLC, 350 Hayden Hill Road, Torrington, Connecticut," by Berkshire Engineering & Surveying, LLC, dated 6/24/20, revised 8/5/20, sheet 1. The Revised Plans submitted contains the information required by Section 4.3 of the Subdivision Regulations with exception of showing the State Plane Coordinates per Section 4.3.25. A waiver from providing the State Plane Coordinates on the Resubdivision Map has been requested by the applicant.

Site Development Plans:

The Site Development Plans submitted is titled, "Site Development Plan, Prepared for Quin, LLC, Map-243, Block-4, Lot-3, 350 Hayden Hill Road, Torrington, Connecticut," by Berkshire Engineering & Surveying, LLC, dated 7/8/20, revised 8/5/20, sheet S1 and "Standard Details and Notes, Prepared for Quin, LLC, Map-243, Block-4, Lot-3, 350 Hayden Hill Road, Torrington, Connecticut," by Berkshire Engineering & Surveying, LLC, dated 7/8/20, revised 8/5/20, sheet D1. In reviewing the Site Development Plans submitted the plans contain the required information.

Sediment and Erosion Controls:

A Soil Erosion and Sedimentation Plan has been submitted in accordance with Section 4.6 and is shown on sheets S1 and D1 of the Site Development Plans. The plans appear complete and eligible for certification by the Commission.

Stormwater Management:

Section 4.7 of the of the Subdivision Regulations requires the applicant to submit a stormwater management plan in accordance with the City of Torrington's Standards, Specifications, Rules and Regulations. The 2004 CT Stormwater Quality Manual should provide guidance in preparation of the plan. Water Quality Volume Calculations have been submitted for the development of lot 30A-2 but no plan. The Project Engineer submitted a plan to the Assistant Public Works Director / City Engineer Paul Kundzins for his review and approval. Mr. Kundzins indicated to me the plan was acceptable under the Regulations.

Sidewalks:

There are no sidewalks in the area. The applicant has requested a waiver from providing sidewalks in accordance with Section 5.8 of the Subdivision Regulations. I recommend that the Commission grant that waiver request.

Private Water Supply:

Approval from the TAHD has been submitted per Section 9.2 of the Subdivision Regulations as both lots will be serviced by private wells.

Sewers:

Both lots will be on public sewer. Ray Drew Administrator in a memo to me dated 7/31/20, indicated that:

1. *Applicant shall submit application for Sewer Discharge Permit.*
2. *Capacity Reserve Fee in the amount of \$3500.00 shall be paid prior to commencement of discharge.*
3. *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.*
4. *Occupants shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.*
5. *Occupants shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.*
6. *Submit copies of any Federal or State permits related to wastewater discharges.*

Inland Wetlands:

Jeremy Leifert, Assistant City Planner, in his memo to me dated 7/28/20 stated:

1. *I have reviewed the information submitted for the proposed 2-Lot resubdivision at 350 Hayden Hill Road, and offer the following comments:*
2. *Wetlands – In note #4 on the re-subdivision map sheet included with the application, it is stated that the property was surveyed by George Malia, certified Soil Scientist and he concludes that there are no regulated wetlands or watercourses present on the property. Therefore, no inland wetlands permits are necessary. This constitutes a favorable report from the Torrington Inland Wetlands Commission.*

Engineering: Comments from Assistant Public Works Director / City Engineer, Paul Kundzins are contained in a memo to me dated 8/12/20.

Police Traffic: No comments have been received from the Police Traffic Unit.

Conclusion:

I recommend approval of the resubdivision with the following conditions:

1. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in a memo to the City Planner dated 7/31/20.
2. The applicant address the comments contained in a memo from Assistant Public Works Director / City Engineer, Paul Kundzins, contained in a memo to the City Planner dated 8/12/20.
3. The proposed iron pins that mark the lot corners shall be installed by a licensed surveyor prior to the filing of the Recording Resubdivision Map and Site Development Plan. A letter from the Surveyor shall be submitted to the Land Use Office by the surveyor indicating the pins have been properly installed.
4. The applicant's attorney shall prepare the draft drainage easements for review and approval by the Assistant Public Works Director / City Engineer and Corporation Counsel. The approved drainage easements documents shall be filed on the Land Records along with the Recording Resubdivision Map and Site and Site Development Plan.
5. The shed in disrepair and junk on proposed lot 30A-2 shall be removed prior to the filing of the Recording Resubdivision Map and Site Development Plan.

In addition, I recommend the Commission grant the following waivers:

1. A waiver from providing the State Plane Coordinates on the Resubdivision Map. The City's GIS System provides the necessary information.
2. A waiver from providing sidewalks in accordance with Section 5.8 of the Subdivision Regulations.

Cc: Berkshire Engineering & Surveying LLC
Shaun Quin
Paul Kundzins, P.E., Asst. Public Works Director

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 12, 2020

RE: Engineering Review – 350 Hayden Hill Road 243/004/003 (two-lot subdivision)

Applicant: Shawn Quin

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

1. Submitted supporting documents:
 - a. Site Plan Application
 - b. Subdivision/resubdivision Application
 - c. Water Quality Volume Calculations and drainage area sketch – prepared by Berkshire Engineering dated 07/08/20.
 - d. Re-subdivision Plans prepared for Quinn, LLC - prepared by Berkshire Engineering dated 07/08/20 and revised 8/5/20.
 - i. Record Re-subdivision map of Lot 30A
 - ii. Site Development Plan
 - iii. Standard Details and Notes
2. The applicant has requested a two lot re-subdivision – Lot 30A to Lot 30A-1 and Lot 30A-2.
3. It is noted that a 6' wide drainage easement over the City of Torrington ROW of Hayden Hill Road in favor of Lot 30A-1 is required to convey storm water (through a 6" SDR35 storm pipe) from Lot 30A-1 to the proposed catch basins and connection to the existing storm system on Hayden Hill Road.
4. The proposed 6" SDR35 storm piping from Lot 30A-1 through the easement to and including the two proposed catch basins and connected piping must be constructed and functioning prior to the sale of Lot 30A-2.
5. The Engineering Department endorses this application under the condition that the work in Item 4 above is constructed to the satisfaction of the Engineering Department.

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

Digitally signed by: Paul
Kundzins
Date: 2020.08.12 15:22:
20 -04'00'