

CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SITE PLAN APPLICATION

Application # _____

Date: _____

Property Location/Address: 3568 Winsted Road

Assessor's Map: 242 Block 002 Lot 001

Zoning District: LB with overlay

Project: Adult-Use Cannabis Hybrid Facility

Is a Special Exception application being filed for this property at the same time as this Site Plan application?

Yes No

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

If yes, give name of municipality: _____

Are there wetlands on the property or construction or drainage within a regulated wetlands area? Yes No
(75 feet from wetlands and 100 feet from watercourse or water body)

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

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

I, the undersigned applicant, understand that this application is based on the information submitted by me and that falsification by misrepresentation, omission, or failure to comply with the Zoning Regulations shall constitute a violation of the Zoning Regulations.

Applicant: C-3 Ventures, LLC

Address: 3568 Winsted Road, Torrington, CT 06790

Signature: Thomas Macre Jr. Thomas Macre, Jr.

Phone # 203-815-1101 FAX # _____ E-mail thomas@stillriverwellness.com

I, the undersigned owner, authorize the City's agents to enter my property during and after construction for the purpose of inspection with regards to this application.

Owner: L&T West Haven, LLC

Address: 6 Morris Street, West Haven, CT 06516

Phone # 203-641-7276 FAX # _____ E-mail tmacre1@gmail.com

Signature: Thomas Macre Sr. Thomas Macre, Sr.

Site Plans: Eight (8) copies of the site plan must be submitted at time of application.

Fees: For site plans with no new construction, the application fee is \$135.00. For new construction with gross floor areas 5,000 square feet or less, the application fee is \$135.00. For new construction with a gross floor area greater than 5,000 square feet, the application fee is \$135.00 plus \$.01 per square foot of gross floor area over 5,000 square feet. (All base fees include \$60.00 state tax)

Fee of \$ _____ paid on _____

CITY OF TORRINGTON
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SITE PLAN APPLICATION
EXPLANATION OF PROCEDURES

General:

"Site plan approval from the Planning and Zoning Commission shall be obtained prior to obtaining a Zoning Permit for the construction, expansion, outside alteration or change of use of any building or structure. Site plan approval shall also be obtained prior to the erection of any sign, the alteration or expansion of a parking area, or any change of use of a lot. Only one, two, or three family residences shall be exempt from site plan approval." *Torrington Zoning Regulations, Section 8.4.1.*

Information Required:

A site plan application must be filed and the application fee must be paid. Additional information needed for a site plan application is described in *Sections 8.4.2 and 8.4.3 of the Torrington Zoning Regulations*. Other information on setbacks, impervious surface, landscaping, parking, architectural review, and tree preservation is also found in the regulations. It is strongly recommended that an applicant purchase a copy of the Zoning Regulations.

Along with the site plan application the applicant must also submit a form entitled "*Environmental Compliance Certification*".

Failure of the applicant to submit the required information is grounds for denial of the application.

Approval Process:

Applications are submitted to the Planning and Zoning Department. The Department will place the application on the Planning and Zoning Commission agenda and distribute the application to the relevant City departments. The Department will inform the applicant of meeting times and locations.

From the day the Commission accepts the application at its meeting, the Planning and Zoning Commission has 65 days in which to make a decision on a site plan application. The applicant may consent to one or more extensions of the 65 day period provided the total period of such extensions does not exceed 130 days. No public hearing is generally held on a site plan application.

The applicant must meet with the Architectural Review Committee. This Committee advises the Commission and the applicant on the design of the buildings and the site layout.

Special Exception:

The Planning and Zoning Commission decides on all special exceptions. If a project requires a special exception as well as site plan approval, the applicant may apply for both approvals at the same time. Site plan approval, however, cannot be given prior to the approval of a special exception.

Inland Wetlands:

An application to the Inland Wetlands Commission must be filed prior to, or at the same time as, site plan or special exception applications. No action can be taken until after the Inland Wetlands Commission's decision.

Conservation and/or Preservation Restrictions:

If the property subject to site plan 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.

**CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SITE PLAN APPLICATION
ENVIRONMENTAL COMPLIANCE CERTIFICATION**

Date: _____

Property Location: 3568 Winsted Road

Assessor's Map: 242 Block 002 Map 001

Project: Adult-Use Cannabis Hybrid Facility

Company: C-3 Ventures, LLC

Applicant: C-3 Ventures, LLC

Applicant's Address: 3568 Winsted Road, Torrington, CT 06790

Air Quality:

Will this facility produce emissions into the air? _____ Yes No

If yes, will this require registration or a permit from any State or Federal agency? _____ Yes No

If yes, list the agency's name and the registration or permit numbers:

Attach a description of the processes that will produce the emissions. Include an estimate of the amounts of industrial materials that will be used on an hourly basis and any pollution control equipment that will be installed. Attach copies of all air quality permits or applications.

Hazardous Wastes

Will this facility generate, transport, treat, store or dispose of hazardous wastes? Check all that apply:

_____ Generate _____ Transport _____ Store _____ Treat _____ Dispose

If the facility is a generator, it will do the following. Check all that apply:

- _____ Establish spill control measures
- _____ Compile a contingency plan
- _____ Store the wastes in a manner that protects the environment
- _____ Conduct personnel training

Attach a list of the hazardous wastes that will be generated by the facility, the estimated amounts generated per month and the generating processes. Attach EPA Identification Number of Application. Note that a violation of any State or Federal regulation regarding hazardous materials shall also be a violation of the City Zoning Regulations.

In-Ground Tanks

Will this facility use an in-ground tank for the storage of petroleum products, derivatives, or chemicals?

_____ Yes No

If yes, attach a copy of the Connecticut Department of Environmental Protection In-Ground Tank Registration form.

Water Quality

Other than sanitary wastes, will this facility discharge process wastewaters or non-contact cooling water?

_____ Yes No

If yes, will the discharges be to the environment or to the local publicly owned treatment plant?

_____ Environmental _____ Treatment Plant

Attach a description of the processes that will generate the discharges, the materials used in the processes, the characteristics of the effluent, and any treatment conducted prior to discharge. Attach a copy of a NPDES Permit or Application.

This is to certify that this facility has complied, or will comply with the environmental regulations of the Agencies listed in Section 7.0 of the City's Zoning Regulations and will take the steps indicated above to maintain compliance with those regulations. Upon receipt of any permits or registration numbers, copies will be forwarded to the City of Torrington Planning and Zoning Department. Copies of any monitoring reports required by the State Department of Environmental Protection, the State Department of Health or the U.S. Environmental Protection Agency shall also be sent to the Torrington Planning and Zoning Department.

Applicant's Signature: Thomas Macre Jr.

Printed Name of Applicant: Thomas Macre, Jr

Applicant's Title: Member

Date: 10/03/22

Site Plan Application
C-3 Ventures, LLC
3568 Winsted Road, Torrington

Introduction

C-3 Ventures, LLC proposes to operate an adult-use cannabis hybrid facility at 3568 Winsted Road. The property was used for retail sales for many years. Currently there is a medical marijuana dispensary at the site occupying majority of the building. The gross floor area of the adult use cannabis sales will occupy approximately 1,575 SF. The store will employ seven to eight people per shift.

Site Description

The site is a 1.07-acre parcel in the LB Zone. The site has an existing single-story masonry building that has been used for a variety of retail uses of the last several years. There is a paved parking area in the front (west) side of the building. The pavement extends around the north and south ends of the building. There is a large gravel parking area in the back (east) side of the building. There are narrow plant beds on the north and south ends of the building.

The grades around the building are generally flat, ranging from 1% to 3%. On the eastern side of the side, the grade drops steeply to the paved trail that runs along the old railroad bed. Most of the site is open, except for the eastern side of the site, which has a variety of trees.

Parking

The building has a gross floor area (GFA) of 5,625 square feet (SF). The Torrington Zoning Regulations require retail facilities to provide parking at 1 space per 350 SF of GFA. Therefore, 16 spaces are required, plus one ADA-compliant space. The site plan shows 17 parking spaces on the existing pavement, including one ADA-compliant space, and 8 parking spaces on the existing gravel surfaced area. The gravel surface parking will be use for employees.

Hours of Operation

The anticipated hours of operation are:

Monday – Thursday: 10:00 AM – 6:00 PM

Friday – Saturday: 10:00 AM – 4:00 PM

Site Lighting

The existing parking area is illuminated with building-mounted lights. No changes to lighting are proposed at this time.

Site Plan Application
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Water Supply

The site is served by public water supply. No changes are proposed.

Sanitary Sewer

The site is served by public sanitary sewer. No changes are proposed.

Stormwater

There are no formal stormwater facilities on the site. Runoff flows away from the building generally in all directions before flowing east toward the Still River or north across the Motel parcel.

Landscape Plantings

The plan includes two landscaped islands at the ends of the building on the side facing Winsted Road. The applicant intends to complete the installation of the sidewalks and islands as soon as possible after Site Plan approval. The work will likely occur in November of 2022. Since it is too late to install plantings at this time of year, the applicant prefers to bond the cost of plantings and to install them during the appropriate planting season.

Furthermore, the applicant intends to return to the Commission for approval for additional, more extensive, parking improvements. As part of the expanded parking, the applicant will engage a Landscape Designer to develop a comprehensive plan for the site. The landscape islands along the front of the building will be included in that plan. Therefore, the applicant commits to bonding the plantings.

Lenard Engineering, Inc. estimates the bond amount at \$1,800.

The bond amount is derived from typical DOT unit prices for trees and shrubs as presented below:

Item	Unit	Estimated Quantity	Unit Price	Extended Price
Trees	EA	2	\$400.00	\$800.00
Shrubs	EA	4	\$90.00	\$360.00
Bark Mulch	SY	36	\$16.00	\$576.00
				\$1,736