

CITY OF TORRINGTON



Land Use Office
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To: Planning & Zoning Commission
From: Jeremy Leifert, AICP, City Planner *JL*
Date: May 25, 2022
RE: Special Exception 22-03 and Site Plan #1408, LCP Realty, LLC, 37 Felicity Lane

LCP Realty, LLC has filed a special exception and site plan application for a change of use and site improvements to install a parking lot as a primary use at 37 Felicity Lane. The parking lot will serve as an overflow and employee parking lot for the pediatric office across the street at 20 Felicity Lane. The property is the former location of a demolished house that last served as a dental office. The parking lot as proposed will contain ten (10) paved parking spaces. The property is 0.33 acres in size has 100 feet of frontage on Felicity Lane. The property is located in the R6 zone, which allows for a primary use as a parking lot to service an offsite building within 300 feet by special exception in accordance with the use table in section 3.1 of the zoning regulations and the parking regulations in section 5.13.1.B. It is bounded by an R6 parcel to the west at the corner of Peck Road and Felicity Lane and by R10s zoning to the north, east and south. Plans have been submitted with the application titled "Site Plan, LCP Real Estate LLC, 20 & 37 Felicity Lane, Torrington, Connecticut" by Hrica Associates LLC, Litchfield, Connecticut. Revised to May 23, 2022. 3 Sheets. Staff has met previously with the property owner and engineer to discuss the project prior to this meeting.

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

1. If approved, the applicant is required to submit two (2) stamped paper copy site plans including chairman's signature box as required in section 8.4.3.P of the regulations.
2. If approved, the applicant is required to submit one mylar copy of the site plan bearing signature box, a copy of the approval letter from the commission, a seal and live ink stamp for filing with the City Clerk. The applicant shall file the mylar plan with the City Clerk after signature by the Chairman.

Other Staff Comments:

Wetlands – A nearby watercourse is greater than 100 feet away from the proposed work of the property. Therefore, no wetlands permits are required for this application. This constitutes a favorable wetlands report for this application.

Landscaping – Landscaping plans are acceptable as presented in the revised plans of May 23, 2022

Lighting – A Photometric plan sheet (SL-2) has been included as part of the most recent plan revisions. Cut sheets on lighting fixtures were also submitted, and are compliant cutoff fixtures. The lighting plan and fixtures are acceptable as proposed.

Signage – No new signage is proposed for this project. All new signage shall be permitted in conformance with section 5.15 of the zoning regulations. Any new proposed signs of over 32 square feet will require site plan approval.

Conservation Commission: This application was not referred to the conservation commission for review and comment.

Engineering: City Engineer Paul Kundzins submitted the following email comments on the proposed plans on 5/24/22:

I will make a suggestion the one light pole (behind the wall) be moved west and closer to the driveway to provide some lighting in the driveway section or add another fixture facing south. This can be done during construction if desired.

Everything appears to be in order and I have no further comment.

Police Traffic: Police Traffic Sergeant Dustin Baldis, in an email dated 5/25/22 has offered the following comments on the plans:

I don't believe there is enough pedestrian traffic given the location of the dead end road to warrant excess as they were initially putting in. I think in this case less is more.

No further comment.

Fire: No comments were received from the Fire Marshal's office for this application.

WPCA: Mary Perrotti, Administrative Assistant, WPCA, in an email to me dated 5/6/22, has offered the following comments:

We have no comments regarding this project. The sewer was permanently disconnected prior to demolition of the house.

Building: Building Official Kevin Gillette in a letter to me dated 5/5/22, recommended:

1. *Please provide the following information as applicable when applying for the required permits:*
 - *Complete, full sized sets of IBC Section 107 required Construction Documents as applicable, prepared by a Registered Design Professional, for all work to be performed*
 - *Complete Life Safety Plan with Occupant Load*
 - *Complete Plan for Accessibility including Parking and Passenger Loading Facilities*
 - *Complete Exhaust Hood and Fire Suppression System Plans*
 - *Complete Mechanical, Electrical and Plumbing Plans*
2. *Subject to review and on-site correction.*

3. *It shall be the duty of the permit holder or their agent to notify the Building Official that such work is ready for inspection.*

Conclusion: I recommend approval of Special Exception 22-03 and Site Plan #1408 for a change of use and site improvements to install a parking lot as a primary use at 37 Felicity Lane with the following conditions and recommendations:

1. The applicant shall follow the recommendations and requirements contained in this memo with respect to landscaping, lighting and signage, including the relocation of a single light as requested by the City Engineer in consultation with land use staff
2. It is recommended that the applicant follow the advice of Building Official Kevin Gillette contained in his letter to me dated 5/5/22
3. The applicant shall submit two (2) stamped paper copy site plans including chairman's signature box as required in section 8.4.3.P of the regulations.
4. The applicant is required to submit one mylar copy of the site plan bearing signature box, a copy of the approval letter from the commission, a seal and live ink stamp for filing with the City Clerk. The applicant shall file the mylar plan with the City Clerk after signature by the Chairman.

Cc: Hrica Associates, LLC
LCP Real Estate, LLC