

CITY OF TORRINGTON



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To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: April 1, 2020
RE: Site Plan #1335, Borghesi Building & Engineering Co., Inc., for C. H. Nickerson, 49 Hayden Hill Rd., construct 10,150 sq. ft. office building

Gary Capitanio, Vice President, Borghesi Building & Engineering Co., Inc. has filed a Site Plan application on behalf of C. H. Nickerson to construct a 10,150 sq. ft. office building at 49 Hayden Hill Rd. The property is owned by C. H. Nickerson Co., Inc., is 6.20 acres in size and is located in the IP Industrial Zone. The proposed office use is a permitted use in the IP Zone per Sections 3.1 Subsection 5.80 of the Zoning Regulations. Plans submitted are titled, "Nickerson General Contractors, 49 Hayden Hill Road, Torrington, CT 06790," By Borghesi Building & Engineering Co., Inc., sheets SP1-SP4, SPD1-SPD3, dated 12-12-19, revised 3/31/20 & sheets A1-A2 dated 3/4/20, Watershed Map. 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.

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. The architectural plans sheets A1-A2 need to be signed and sealed by an Architect per 8.4.3.M of the Regulations.

Other Staff Comments:

Architectural Review Committee: The Committee voted unanimously to make a favorable recommendation on the project to the Commission at their xxx 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 4/1/20, indicated:

Updated Landscaping Plan - I have reviewed the revised plans submitted to us on 3-31-20, specifically sheet SP3, and all comments with regard to landscaping have been addressed. I recommend approval of the landscaping plan as revised in this updated plan set.

Wetlands – in the absence of appeals, the inland wetlands agent application is scheduled for final approval on April 3rd. I will send one final comment email confirming wetlands approval on or after this date.

Note: Inland Wetlands Agent Determination Approval has been granted on the project and the appeal period for this approval ends 4/3/20. This approval constitutes a favorable recommendation from the Inland Wetlands Commission.

Engineering: In a memo to me dated 4/1/20, Paul Kundzins, Assistant Public Works Director/City Engineer, indicated:

- *The street address of the new building will be **29 Hayden Hill Road.***
- *The Engineering Department does not foresee any issues with regards to this new building for office expansion and therefore endorses this application.*

WPCA: Ray Drew, Public Works Director, comments are contained in a memo to me dated 3/18/20. These comments need to be addressed by the applicant as a condition of approval.

Police Traffic: Police Traffic Officer Stephen Pisarski has offered no comments on the plans.

Fire: Fire Marshal Edward Bascetta in a letter to me dated 1/6/20, 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: I recommend approval of the Site Plan application for the proposed 10,150 sq. ft. office building 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 architectural plans sheets A1-A2 shall be signed and sealed by an Architect per 8.4.3.M of the Regulations.
5. The applicant shall address the comments contained in a memo to the City Planner from Ray Drew, WPCA Administrator dated 1/2/20.
6. The applicant shall address the comments contained in a memo to the City Planner from Jeremy Leifert, Assistant City Planner, dated 4/1/20.
7. It is recommended that the applicant follow the advice of Fire Marshal Edward Bascetta contained in his letter to the City Planner dated 1/6/20.

Cc: Gary Capitanio, V.P., Borghesi Building & Engineering Co., Inc.
Jon Miller, President, C.J. Nickerson