

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 4, 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. An open space area in the form of a conservation easement area of 13,288 sq ft is proposed on lot 30A-2. No public improvements are proposed in connection with the resubdivision.

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, sheet 1. In reviewing the Plan 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 may be requested by the applicant and granted by the Commission per Section 3.5 of the Subdivision Regulations. Since proposed lot 30A-1 has been developed with an existing dwelling and driveway, the Building Coverage Ratio for that lot should be included in the notes section. Per Section 4.5.1 of the Zoning Requirements, the maximum Building Coverage Ratio allowed is 20%. The existing dwelling meets the setback requirements for a dwelling in the R-25 Zone (30 ft front yard, 25 ft side yard and 35 ft rear yard.)

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, 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, 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 should submit a plan to the Assistant Public Works Director / City Engineer for his review and approval.

Sidewalks:

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

Solar:

The Project Engineer should comment on whether passive solar energy techniques were considered in designing the lot layout for lot 30A-2.

Private Water Supply:

Since private wells will be used to supply water for both lots, approval from the TAHD is required per Section 9.2 of the Subdivision Regulations.

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, Landscaping, Open Space:

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.*
3. *Landscaping/Lighting/Signage – None proposed or recommended as part of this residential application. Future installations shall conform to the requirements contained in sections 5.11, 5.17 and 5.15 of the zoning regulations, respectively.*
4. *Proposed Conservation Easement - The Torrington Conservation Commission should review and make a formal recommendation of the acceptance of the conservation easement in favor of the City of Torrington. I recommend that a positive review of the Conservation Commission be made as a condition of any approval, as the next meeting of the Conservation Commission is on August 13, 2020 – the day after the scheduled Planning and Zoning meeting.*

Engineering: A report from the Assistant Public Works Director / City Engineer, Paul Kundzins is outstanding.

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

Conservation Easement:

The proposed grantee of the Conservation Easement has not been identified in the application or plans. Per Section 3.8 of the Subdivision Regulations, the applicant shall provide the City with all easements and deeds required by the resubdivision plan prior to filing the approved resubdivision plan.

Conclusion:

The waivers and /or outstanding information and reports above all need to be addressed before the Commission closes the public hearing on the resubdivision application.

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