

# CITY OF TORRINGTON



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To: Planning & Zoning Commission  
From: Martin J. Connor, AICP, City Planner  
Date: May 10, 2021  
RE: Special Exception 21-03 & Site Plan 1369, Loyot Enterprises D/B/A Family Propane LLC, 4 Pulver Street, add 30,000 gallon propane filling facility

Frank Loyot, Loyot Enterprises D/B/A Family Propane LLC, has filed a special exception and site plan application to install a 30,000 gallon propane filling station and propane filling station. The property is owned by Pulver ST LLC. It is 2.089 acres in size and is located in the "I" Industrial Zone. Utility Companies & Energy Production is a use allowed by special exception in the I Zone per Section 3.1 Subsection 20.00 of the Zoning Regulations. This property has been historically used for energy production going back to the early 1900's. It has a railway siding on the property for coal and still houses the historic scale office which currently serves as Mr. Loyot's office for Family Propane LLC. It has also been used by oil companies and Mr. Loyot currently operates his propane gas delivery business from this location. The propane tank will be used to refill his bulk delivery trucks. He has submitted a Statement of Use in connection with his application (see attached.) The applicant has submitted an A-2 Survey titled, "Zoning Location Survey Prepared For Frank Loyot, #4 Pulver, Bancroft, & Gleeson Street, Torrington, Connecticut," dated 3/12/2021, revised 5/5/21, by Berkshire Engineering & Surveying, LLC.

## **In reviewing the plans and documents submitted I have the following comments:**

1. An onsite meeting was held 4/21/21 with the Assistant Public Works Director/City Engineer, Fire Marshal & Deputy Fire Marshal, Mr. Loyot and the Project Engineer, Dennis McMorrow, P.E. We reviewed the Site Plan submitted and discussed access to the property, truck access, security, and ongoing clean-up of site.
2. The revised plans have addressed my comments.

## **Fire Marshal Review**

The application was referred to Fire Marshal Ed. Bascetta. He indicated in an email to me dated 5/10/21 that all his comments made during our onsite meeting 4/21/21 had been addressed in the revised plans.

**Police Traffic:** No comments were received from Sgt. Baldis, Police Traffic Unit.

**WPCA:** No comments were received from Ray Drew, Administrator, WPCA.

### **Inland Wetlands, Lighting & Landscaping**

There are no regulated inland wetlands activities proposed. This constitutes a favorable report from the Inland Wetlands Commission. No new landscaping is proposed. Existing flood lighting should be replaced with full cut-off fixtures.

### **Engineering Review**

Paul Kundzins, P.E., Assistant Public Works Director / City Engineer, in an email to the project Engineer dated 5/8/21 indicated:

- 1. Please add the widths of the gravel driveway towards the Gleason exit and verify that trailers will stay on the gravel surface in the slight turn at the gate.*
- 2. Although the maximum commercial driveway width for one way traffic is 15', I will waive this specification in recognition of the type of vehicle and turning area requirement.*
- 3. Given the site is not being re-graded, the applicant will assume all responsibility for managing storm water on the property and ensure that all adjacent properties will not experience any adverse effects from storm water migrating/flowing off of the property.*

### **Building Official**

No comments have been received from Building Official Kevin Gillette. Pertinent comments should be addressed in any approval granted by the Commission.

### **Conclusion**

I recommend that the Commission make a finding that the Special Exception for locating a 30,000 gallon propane tank and fueling station meets the general and specific standards for Special Exception Approval. I recommend approval with the following condition of approval:

1. The applicant shall address the comments from Paul Kundzins, P.E., Assistant Public Works Director / City Engineer, in an email to the project Engineer Dennis McMorrow, P.E., dated 5/8/21.
2. Existing outdoor flood light fixtures shall be replaced with full cut-off fixtures.

Cc: Frank Loyot  
Dennis McMorrow, P.E.

# Statement of Use

**Purpose:** Install a 30,000 Propane Bulk Storage tank to service our bulk delivery trucks.

**Hours of Operation:** Monday – Friday 7am to 5pm

**Current Use:** Our Propane gas company headquarters, bulk truck, parking, tank storage.

**Proposed Use:** Refilling our bulk delivery trucks, office, tank storage.

**Traffic Frequency:** Our propane bulk trucks load approximately twice daily, during the heating months. Reduced to once daily during the non-heating months.

- Transport load approximately 60 times annually.
- Transport will usually follow business operating hours.

**Egress:** Transport to enter via Pulver Street exiting on the Gleeson Street gate.

**Parking:** No Additional parking needed.

**Lighting:** No additional lighting needed. Current lighting to be replaced with full cut off lighting.