

CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SPECIAL EXCEPTION APPLICATION

Fee: \$210.00 (includes \$60.00 state tax)

Date of Application: _____ Hearing: _____ Decision: _____

Location of Property/Address: 501-504 ESSEX CT
~~QUEENS ROAD~~

Assessor's Map: 234 Block: 002 Lot: 006 Zone: R6 Area: 22.58 AC

Applicant: ALLIED ENGINEERING ASSOC. INC

Applicant's Address: PO BOX 726 CAUMAN CT 06018

Applicant's Signature: [Signature]

Phone: 860-824-1400 Fax: 860-824-1401 E-mail: allied-engineering@snet.net

Owner: PRINCESS PROPERTIES LLC

Owner's Address: PO BOX 1071 TORRINGTON CT

Phone: 860-480-2376 Fax: _____ E-mail: minningolf@aol.com

Owner's Signature:** SEE AUTHORIZATION LETTER

**If the owner and the applicant are different entities, a written authorization letter from the owner must be attached to this application.

Describe the Proposed Project:
FEASIBILITY FOR FOUR FAMILY RESIDENCE
ON REMAINING LAND

Section(s) of the Zoning Regulations giving the Planning and Zoning Commission authority to grant the Special Exception(s): 301.1.30 , 6.8.01

Describe the Special Exception(s) sought:
MULTIFAMILY RESIDENCE IN R-6 ZONE

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

Conservation and/or Preservation Restrictions: If the property subject to the Special Exception 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.

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

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

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

Name the municipality: _____

Explain reasons for granting this special exception. List any proposed safeguard and conditions:

Is a site plan application being filed for this project at the same time as this Special Exception application? ___ Yes ___ No

Important Information for the Applicant

1. Application: The applicant must submit eight (8) copies of this application.
2. Survey: The application must submit eight (8) copies of an up-to-date Class A-2 survey of the property and improvements prepared by a land surveyor registered in the State of Connecticut.
3. Site Plan: The applicant must submit eight (8) copies of a site plan. All plans shall be prepared, signed and sealed by a professional engineer, landscape architect, land surveyor or architect - whichever is appropriate. The professional engineer, landscape architect, land surveyor or architect must be registered in the State of Connecticut. All plans shall be based on an A-2 survey. The scale of the plans shall be a minimum of one inch equals forty feet. The plans shall include the following information:
 - A. Date, north arrow, and scale;
 - B. Existing and proposed contours at two foot intervals;
 - C. Existing major landmarks such as wetlands, streams, floodplains, rock outcropping, tree lines, etc;
 - D. Construction limit line identifying all those areas to remain undisturbed and in their natural state;
 - E. The location, size and species of significant trees and all specimen trees as required in *Section 5.16*;
 - F. Proposed parking and loading areas including stalls, driveways, and aisles; dimensions, curbing, landscaping, turning radii and identification of proposed surface material shall be shown;
 - G. The sight distance for proposed driveways;
 - H. Proposed lighting plan including the location, size, height, and intensity of all lighting fixtures;
 - I. Proposed landscaping plan showing the Latin and common name of the species used, quantity of each plant species and the size and height of the plants at the time of planting; the landscaping plan shall be signed by a landscape gardener or landscape architect;
 - J. The location and design of all existing and proposed sanitary sewer, storm drainage, water, electrical, natural gas and other utilities; all engineering improvements shall be accompanied by appropriate data in accordance with good engineering practice;
 - K. Proposed location and screening of all trash receptacles;
 - L. The proposed size, colors, location and lighting of all signs;
 - M. Architectural plans as described in *Section 8.5.10*;