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CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SITE PLAN APPLICATION

Application # 1374 Date: _____

Property Location/Address: 622-634 MINGEON AVE

Assessor's Map: 108 Block 012 Lot 002 Zoning District: WB

Project: CHANGE OF USE FROM WAREHOUSE TO RECREATION - ACTIVITY CONDUCTED ENTIRELY WITHIN BUILDING

Is a Special Exception application being filed for this property at the same time as this Site Plan application? Yes No

Is this property within 500 feet of another municipality? Yes No
If yes, give name of municipality: _____

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

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

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

I, the undersigned applicant, understand that this application is based on the information submitted by me and that falsification by misrepresentation, omission, or failure to comply with the Zoning Regulations shall constitute a violation of the Zoning Regulations.

Applicant: Harrison Gobillet

Address: 159 Cypress Court, Torrington CT

Signature: [Signature]

Phone # 860 480 8700 FAX # _____ E-mail harrisngobillet1@icloud.com

harrisongobillet1@icloud.com

I, the undersigned owner, authorize the City's agents to enter my property during and after construction for the purpose of inspection with regards to this application. icloud.com

Owner: JOHN FALCONE

Address: 622-634 MINGEON AVE

Phone # 860 921 3548 FAX # 860 482 7083 E-mail AUDREY 611-68

c.g. mail.c

Signature: [Signature]

Site Plans: Eight (8) copies of the site plan must be submitted at time of application.

Fees: For site plans with no new construction, the application fee is \$135.00. For new construction with gross floor areas 5,000 square feet or less, the application fee is \$135.00. For new construction with a gross floor area greater than 5,000 square feet, the application fee is \$135.00 plus \$.01 per square foot of gross floor area over 5,000 square feet. (All base fees include \$60.00 state tax)

Fee of \$ 135 paid on 4-16-21

135.00
cash

**CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SITE PLAN APPLICATION
EXPLANATION OF PROCEDURES**

General:

"Site plan approval from the Planning and Zoning Commission shall be obtained prior to obtaining a Zoning Permit for the construction, expansion, outside alteration or change of use of any building or structure. Site plan approval shall also be obtained prior to the erection of any sign, the alteration or expansion of a parking area, or any change of use of a lot. Only one, two, or three family residences shall be exempt from site plan approval." *Torrington Zoning Regulations, Section 8.4.1.*

Information Required:

A site plan application must be filed and the application fee must be paid. Additional information needed for a site plan application is described in *Sections 8.4.2 and 8.4.3 of the Torrington Zoning Regulations*. Other information on setbacks, impervious surface, landscaping, parking, architectural review, and tree preservation is also found in the regulations. It is strongly recommended that an applicant purchase a copy of the Zoning Regulations.

Along with the site plan application the applicant must also submit a form entitled "*Environmental Compliance Certification*".

Failure of the applicant to submit the required information is grounds for denial of the application.

Approval Process:

Applications are submitted to the Planning and Zoning Department. The Department will place the application on the Planning and Zoning Commission agenda and distribute the application to the relevant City departments. The Department will inform the applicant of meeting times and locations.

From the day the Commission accepts the application at its meeting, the Planning and Zoning Commission has 65 days in which to make a decision on a site plan application. The applicant may consent to one or more extensions of the 65 day period provided the total period of such extensions does not exceed 130 days. No public hearing is generally held on a site plan application.

The applicant must meet with the Architectural Review Committee. This Committee advises the Commission and the applicant on the design of the buildings and the site layout.

Special Exception:

The Planning and Zoning Commission decides on all special exceptions. If a project requires a special exception as well as site plan approval, the applicant may apply for both approvals at the same time. Site plan approval, however, cannot be given prior to the approval of a special exception.

Inland Wetlands:

An application to the Inland Wetlands Commission must be filed prior to, or at the same time as, site plan or special exception applications. No action can be taken until after the Inland Wetlands Commission's decision.

Conservation and/or Preservation Restrictions:

If the property subject to site plan approval has a conservation or preservation restriction on the land, the holder of the restriction is required to be notified 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.

CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SITE PLAN APPLICATION
ENVIRONMENTAL COMPLIANCE CERTIFICATION

Date: _____

Property Location: 622-634 Migeon Ave

Assessor's Map: 108 Block 012 Map 002

Project: change of use from warehouse to recreation

Company: activity indoors

Applicant: Harrison G. Billet, Torr CT

Applicant's Address: 159 Cypress

Air Quality:

Will this facility produce emissions into the air? ___ Yes No

If yes, will this require registration or a permit from any State or Federal agency? ___ Yes No

If yes, list the agency's name and the registration or permit numbers:

Attach a description of the processes that will produce the emissions. Include an estimate of the amounts of industrial materials that will be used on an hourly basis and any pollution control equipment that will be installed. Attach copies of all air quality permits or applications.

Hazardous Wastes

Will this facility generate, transport, treat, store or dispose of hazardous wastes? Check all that apply:

___ Generate ___ Transport ___ Store ___ Treat ___ Dispose

If the facility is a generator, it will do the following. Check all that apply:

- ___ Establish spill control measures
- ___ Compile a contingency plan
- ___ Store the wastes in a manner that protects the environment
- ___ Conduct personnel training

Attach a list of the hazardous wastes that will be generated by the facility, the estimated amounts generated per month and the generating processes. Attach EPA Identification Number of Application. Note that a violation of any State or Federal regulation regarding hazardous materials shall also be a violation of the City Zoning Regulations.

In-Ground Tanks

Will this facility use an in-ground tank for the storage of petroleum products, derivatives, or chemicals?

___ Yes ___ No

If yes, attach a copy of the Connecticut Department of Environmental Protection In-Ground Tank Registration form.

Water Quality

Other than sanitary wastes, will this facility discharge process wastewaters or non-contact cooling water?

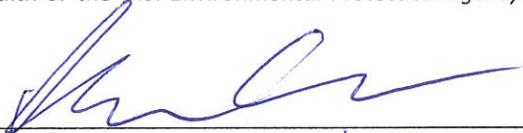
___ Yes ___ No

If yes, will the discharges be to the environment or to the local publicly owned treatment plant?

___ Environmental ___ Treatment Plant

Attach a description of the processes that will generate the discharges, the materials used in the processes, the characteristics of the effluent, and any treatment conducted prior to discharge. Attach a copy of a NPDES Permit or Application.

This is to certify that this facility has complied, or will comply with the environmental regulations of the Agencies listed in Section 7.0 of the City's Zoning Regulations and will take the steps indicated above to maintain compliance with those regulations. Upon receipt of any permits or registration numbers, copies will be forwarded to the City of Torrington Planning and Zoning Department. Copies of any monitoring reports required by the State Department of Environmental Protection, the State Department of Health or the U.S. Environmental Protection Agency shall also be sent to the Torrington Planning and Zoning Department.

Applicant's Signature:  _____

Printed Name of Applicant: Harrison Gobillet

Applicant's Title: _____

Date: 4/16/2021

I, Harrison Gobillot LLC TBD am opening a personal training community-based fitness facility. I will be bringing in my personal clients as well as a few other trainers along with their clients. We will be open to a limited number of members as well. John Falcone, Harrison Gobillot, and Lauryn King have spoken with Greg owner of Tony's and have come to an agreement about utilizing his parking area.

P.S There will be a Large Sign requesting members to not park at Tony's During hours of operation.

Unique ID: 3571

TORRINGTON2019

Location:	628 MIGEON AVE	Unit	
911 Address:			
Map/Block/Lot:	108/012/002		

Segment	Use	Units	Area	Comments
Retail	Retail/Storage		7,288	
Industrial	Warehouse		7,514	
Retail	Retail/Office		520	
Restaurant	Restaurant		936	
Retail	Retail/Apt		936	

Commercial Building Description	Item	Area/Qty	Value
Building Use	Warehouse		
Class	Masonry & Wood		
Overall Condition	Average		
Construction Quality	Average		
Stories	2.00		
Year Built	1970		
Percent Complete	100		
GLA	17,194		
Basement			
Basement Area	0		
Basement Finished Area	0		
HVAC			
Heating	FHA		
Fuel	Gas		
Cooling %	0		
Interior			
Floors	Concrete		
Walls	Masonry Drywall		
Wall Height	16		
Exterior			
Exterior Walls	B.V. Solid		
Roof Cover	Asphalt		
Special Features			
Cooler		2,700	
Overhead Doors		7	

Item	Area/Qty	Value
Base Value	17,194	946,590
Feature 1 - Cooler	2,700	221,400
Value Before Depr.	0	1,167,990
Depr/Adjust Amount	0	564,574
Final Value (After Depr)	0	603,415

Attached Component Computations		Type	Yr Bit	Condition	Area/Qty	Value
Canopy		Canopy	1970	Average	320	2,822
Canopy		Canopy	1970	Average	102	900
Canopy		Canopy	1970	Average	240	2,117
Wood Deck		Wood Deck	1970	Average	271	1,973
Wood Deck		Wood Deck	1970	Average	24	175
Wood Deck		Wood Deck	1970	Average	144	1,048
Concrete Block/Fr Garage		Concrete Block/Fr Garage	1970	Average	450	11,970
Frame Shed		Frame Shed	1970	Average	108	901

Detached Component Computations		Type	Year	Condition	Area/Qty	Value
Paving		Paving	1970	Average	7,500	7,403

Total Building Value		Building	Value
Building	1	Value	625,321
Valuation Method	C		

