

CITY OF TORRINGTON



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To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: May 10, 2021
RE: Site Plan #1374, Harrison Gobillot, 622 -634 Migeon Avenue, change of use from warehouse to indoor recreation use

Harrison Gobillot has filed a Site Plan application to change a portion of the building at 622-634 Migeon Avenue, from a warehouse to an indoor recreation use - gym. This 4,800 sq. ft. space within the building is currently being used as a warehouse and at one time was approved for another indoor recreation use - rock climbing gym. The property is 25,600 sq ft in size and is located in the LB – Local Business Zone. No exterior changes are proposed to the building or parking lot. The applicant has submitted a Site Plan titled, “Improvement Location Survey Prepared for John Falcone, 622-634 Migeon Avenue, Torrington, Connecticut,” dated April 2020, revised 4/29/21, by Timothy G. Wyllie Jr., Land Surveyor. He has also submitted a proposed floor plan for the building titled, “Improvement Location Survey Prepared for John Falcone, 622-634 Migeon Avenue, Torrington, Connecticut,” dated April 2021, by Timothy G. Wyllie Jr., Land Surveyor. The Site Plan indicates that adequate parking exists for the other uses on the property, 2 - two bedroom apartments, a one bedroom apartment, a retail produce & health store, and warehouse use. The Information Table indicates 33 spaces plus 2 handicap spaces are required based on the uses proposed and 34 spaces plus 2 handicap spaces are provided. The indoor recreation use proposed is a permitted use in the LB Zone per Section 3.1 Subsection 6.10 of the Regulations. I have made site visit to the property.

In reviewing the application and plans submitted I have the following comments:

1. When the space was previously used as a rock climbing gym in this space there were parking complaints from Greg Veras, owner of Tony’s Restaurant next door. The climbing gym often had birthday parties that coincided with his busy weekend breakfast and lunch times. Rock climbing customers parked in his lot and complaints were made in this office by Mr. Veras. It will be important that the tenant and owner properly manage the parking so that customers do not park in Tony’s Restaurant parking lot.
2. I have suggested to Mr. Falcone that he encourage the gym parking to be on the Hourle Boulevard side and utilize a back door from that side of the building.

Fire Department

The application was referred to Fire Marshal Ed Bascetta. His comments are contained in a letter to me dated 3/2/21. He recommends that:

1. *The building should be equipped with a complete and compliant fire protection system compatible with the change of use. The fact it will be vacant during non-business hours make 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. If not already in existence, 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.*

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

Inland Wetlands, Lighting & Landscaping

Jeremy Leifert, Assistant City Planner, had no comments. Permits will be required for any new signage for the tenant.

Engineering Review

Paul Kundzins, P.E., Assistant Public Works Director / City Engineer, in a memo to me dated 5/7/21, stated, "I have reviewed the above application, supporting plans and documentation, and provide the following comments:

1. Submitted supporting document:
 - a. Site Plan Application- via email
 - b. Improvement Location Survey by Timothy Wylie Land Surveyor dated 4/29/21 sheets 1 and 2.
2. The applicant has requested to convert a warehouse into an indoor recreation area/gym.
3. It is noted that the parking as shown on the plan Improvement Location Survey – Sheet 1 is existing parking that partially encroaches onto the city right-of-way (ROW). The applicant shall be aware that vehicles parked within, partially extending onto, or backing out into the ROW do so at the applicants and users own risk."

WPCA

Ray Drew, Administrator, Water Pollution Control Authority, in a memo to me dated 5/5/21 indicated:

1. *Applicant shall submit application for Sewer Discharge Permit. (Rec'd 4-29-21)*
2. *Additional Information Required*
 - a. *Weekly Days of Operation.*
 - b. *Number of full time and part time employees.*
 - c. *Projected annual water consumption for new use.*
 - d. *Projected number of Clients per day.*
3. *Capacity Reserve Fee shall be paid prior to commencement of discharge. (Fee will be determined upon receipt of items in #2 Above)*

4. 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. Contact James Hilton 860-485-9166 to schedule inspection.

5. Occupants shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.

6. Occupants shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.

7. For additional information or questions contact WPCA (860) 485-9166

Conclusion

I recommend approval of the change of use from warehouse to indoor recreation use with the condition that the applicant address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 5/5/21 and follow the recommendations from Fire Marshal, Ed Bascetta, contained in his letter to the City Planner. Parking must be properly managed so that customers and tenants do not park in the Tony's Restaurant parking lot.

Cc: John Falcone
Harrison Gobillot