

CITY OF TORRINGTON



Land Use Office
Martin J. Connor, AICP, City Planner
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City of Torrington website: www.torringtonct.org

To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: January 4, 2021
RE: Special Exception 20-11, John Falcone, 628 Migeon Avenue, change of use from retail/warehouse to residential use

John Falcone for John Falcone, LLC, has filed a Special Exception application to change a portion of the building at 628 Migeon Avenue, from retail/warehouse to residential use. The former retail/deli use on the 1st floor, southwest corner of the building (Dwyer Place & Migeon Ave.) is proposed to be changed to a two bedroom apartment. This 1st floor apartment will be approximately 870 sq. ft. in size. A 920 sq. ft. section of the existing warehouse use on the 2nd floor is also proposed to be converted into a two bedroom apartment unit. 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 December 2020, 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 December 2020, by Timothy G. Wyllie Jr., Land Surveyor. The Site Plan demonstrates that adequate parking exists for the two proposed apartments, the existing one bedroom apartment, the existing retail produce & health store, and existing warehouse use. The multi-family uses are allowed by Special Exception in the LB Zone per Section 3.1 Subsection 1.30. I have made site visit to the property.

Fire Department

The application was referred to Deputy Fire Marshal Jarred Howe and Fire Marshal Ed Bascetta. No comments were received. The Fire Marshal’s Office will be required to make an inspection of the two new apartments before a certificate of occupancy can be issued.

Police Traffic: No comments were received from Officer Pisarski, Police Traffic Unit.

Inland Wetlands, Lighting & Landscaping

Jeremy Leifert, Assistant City Planner, in an e-mail memo to me dated 12/28/20 indicated:

I have reviewed the information submitted for a change of use from a first floor deli to a two-bedroom residential unit and a former second floor warehouse to a two-bedroom residential unit at 628 Migeon Avenue in a Local Business zone. I offer the following comments:

Wetlands – *There is no exterior work to the building or property proposed as part of this application, therefore no inland wetlands permits are required. This constitutes a favorable report from the Torrington Inland Wetlands Commission.*

Landscaping – *No additional landscaping is proposed or recommended as part of this application.*

Lighting – *No additional exterior lighting appears to be proposed or is recommended as part of this application. All provisions of section 5.17 of the regulations shall be followed with respect to new exterior building or property lighting.*

Signage – *No new signage is proposed as part of this application for commercial uses on the property. Any new signage may be approved by a separate sign permit in accordance with section 5.15 of the zoning regulations. Any individual signs of over 32 square feet will require site plan approval.*

Engineering Review

Paul Kundzins, P.E., Assistant Public Works Director / City Engineer, in an e-mail memo to me dated 1/4/21 indicated the Engineering Department has no issues with the proposed change of use.

WPCA

Ray Drew, Administrator, Water Pollution Control Authority, in a memo to me dated 12/21/20 indicated:

1. *Applicant shall submit application for Sewer Discharge Permit.*
2. *Applicant to provide the square footage of each apartment unit.*
3. *Capacity Reserve Fee shall be paid prior to commencement of discharge. (Fee will be calculated upon receipt of all requested additional information)*
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.*
5. *Operation shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.*
6. *For additional information or questions contact WPCA (860) 485-9166*

Conclusion

I recommend that the Commission make a finding that the Special Exception application for the change from retail and warehouse use to two 2-bedroom apartments meets the general and specific standards for Special Exception Approval. I recommend approval with the condition that the applicant address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 12/21/20.

Cc: John Falcone

Martin J Connor

From: Jeremy Leifert
Sent: Monday, December 28, 2020 3:29 PM
To: Martin J Connor
Subject: Special Exception Application 20-11, 628 Migeon Ave

Marty,

I have reviewed the information submitted for a change of use from a first floor deli to a two-bedroom residential unit and a former second floor warehouse to a two-bedroom residential unit at 628 Migeon Avenue in a Local Business zone. I offer the following comments:

Wetlands – There is no exterior work to the building or property proposed as part of this application, therefore no inland wetlands permits are required. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping – No additional landscaping is proposed or recommended as part of this application.

Lighting – No additional exterior lighting appears to be proposed or is recommended as part of this application. All provisions of section 5.17 of the regulations shall be followed with respect to new exterior building or property lighting.

Signage – No new signage is proposed as part of this application for commercial uses on the property. Any new signage may be approved by a separate sign permit in accordance with section 5.15 of the zoning regulations. Any individual signs of over 32 square feet will require site plan approval.

Thanks,

Jeremy Leifert, CZEO
Assistant City Planner
Zoning and Wetlands Enforcement Officer
City of Torrington
140 Main Street, Room 324
860-489-2221

City Of Torrington

ENGINEERING DEPARTMENT
(860) 489-2234



140 Main Street • City Hall
Torrington, CT 06790-5245
Fax: (860) 489-2550

Memorandum

To: Martin Connor, City Planner
Jeremy Leifert, Zoning and Wetlands Enforcement Officer

From: Paul Kundzins, P.E. - Deputy Director of Public Works - City Engineer

Date: January 4, 2021

RE: Engineering Review –628 Migeon Avenue- Change of use to two bedroom residential units on first floor in Local Business Zone (former deli); and two bedroom residential unit on second floor (former warehouse)

Applicant: John Falcone

I have reviewed the above application, supporting plans and documentation, and provide the following comments:

1. Submitted supporting documents:
 - a. Special Exception 20-11 Application
 - b. Improvement Location Survey- building
 - c. Improvement Location Survey- lot
2. The applicant has requested a change of use from an former deli and warehouse to residential units, no change to footprint.
3. The Engineering Department does not foresee any issues with regards to this change of use and therefore endorses this application.

Digitally signed by: Paul
Kundzins
Date: 2021.01.04 15:59:06 -
05'00'

Paul Kundzins, P.E.
Deputy Director of Public Works - City Engineer

City Of Torrington



WATER POLLUTION CONTROL AUTHORITY
140 Main Street
Torrington, CT 06790-5245

Tel: (860) 485-9166
Fax: (860) 485-0730

MEMO

TO: Marty Connor
FROM: Ray Drew, Public Works Director
DATE: 12/21/20
RE: 628 Migeon Avenue, COU Deli and Warehouse to Residential Apartments

WPCA Comments:

1. Applicant shall submit application for Sewer Discharge Permit.
2. Applicant to provide the square footage of each apartment unit.
3. Capacity Reserve Fee shall be paid prior to commencement of discharge. (Fee will be calculated upon receipt of all requested additional information)
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.
5. Operation shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.
6. For additional information or questions contact WPCA (860) 485-9166

Martin J Connor

From: Paul Kundzins
Sent: Monday, January 4, 2021 4:01 PM
To: Martin J Connor
Cc: Linda Orr; Lona Kirk; Jeremy Leifert
Subject: RE: Special Exception 20-11, John Falcone, 628 Migeon Avenue, change of use from retail/warehouse to residential use
Attachments: 628 Migeon Avenue.pdf

I have no issues with this change of use.

Paul.

From: Martin J Connor <Martin_Connor@torringtonct.org>
Sent: Monday, January 4, 2021 12:40 PM
To: Paul Kundzins <Paul_Kundzins@torringtonct.org>
Subject: Special Exception 20-11, John Falcone, 628 Migeon Avenue, change of use from retail/warehouse to residential use

Did you have any comments on this application? John Falcone for John Falcone, LLC, has filed a Special Exception application to change a portion of the building at 628 Migeon Avenue, from retail/warehouse to residential use. The former retail/deli use on the 1st floor, southwest corner of the building (Dwyer Place & Migeon Ave.) is proposed to be changed to a two bedroom apartment. The 1st floor apartment will be approximately 870 sq. ft. in size. A 920 sq. ft. section of the existing warehouse use on the 2nd floor is also proposed to be converted into a two bedroom apartment. No exterior changes.

Martin J. Connor, AICP
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