

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: October 6, 2020
RE: Site Plan #1348, Calvin Hills, III, Plimpton & Hills Corp., 790 Main Street, construct 70' x 42' storage building for plumbing supplies

Calvin Hills, III, Plimpton & Hills Corp., has filed a Site Plan application to construct a 70' x 42' storage building for plumbing supplies at 790 Main Street. The property is owned by East Main St., LLC. The property is 42,523 sq ft in size and is located in the LB – Local Business Zone. The proposed accessory building use is a permitted uses in the LB Zone per Sections 5.2.3 of the Zoning Regulations. Plans submitted are titled, “Cold Storage Building, Plimpton & Hills, 790 Main Street, Torrington, Connecticut,” by Lenard Engineering, Inc., sheets Cover, Survey, C1 & C2 dated 8/24/20. The Zoning Information Table on sheet SP1 indicates that the proposed accessory building meets the required Zoning setbacks. The accessory building will be located in the rear parking lot at the corner of Dawes and Benham Streets. The proposed building will have electricity but no heating or plumbing. It will provide storage for plumbing supplies sold in the main building. Staff had pre-application meetings with the applicant in advance of application submittal.

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

1. The accessory building will be constructed in an already paved area of the rear parking lot. The property currently exceeds the maximum impervious surface ratio of 75% but the impervious surface ratio will be slightly reduced as some of the existing pavement will be replaced with grass around the accessory building.

Other Staff Comments:

Architectural Review Committee: The Committee reviewed the project at their 9/24/20 Meeting. The proposed building is a pre-engineered metal “Morton” style building with a gable roof. The beige colored building with brown roof and trim will complement the existing Main Street Building. A stone veneer wainscot trim base and windows are proposed on the East Elevation facing Benham Street. The Committee suggested that the stone veneer base also be continued on the South Elevation that faces the residences on Dawes Street. Motion by Mrs. Boe to make a favorable recommendation on the project to the Planning & Zoning Commission with

the addition of a stone veneer base on the Dawes Avenue elevation, 2nd by Mr. Sullivan. Motion carried unanimously.

Inland Wetlands, Landscaping, Lighting & Signage: Jeremy Leifert, Assistant City Planner, CZ&WEO, reviewed the plans and indicated in his updated e-mail memo to me dated 10/6/20:

Wetlands – *I have reviewed the record wetlands mapping and the City's GIS mapping, and there are no regulated wetlands in the vicinity of the project that would require wetlands permits. Therefore, no wetlands permits are required. This constitutes a favorable report from the Torrington Inland Wetlands Commission.*

Landscaping – *Existing landscaping near the proposed building is proposed to be preserved. No additional landscaping is proposed or recommended as part of this application.*

Lighting – *Proposed lighting is limited to building mounted security lighting only. Building mounted fixtures should be full cutoff lighting and directed to prevent any light trespass off of the site. All other provisions of section 5.17 of the regulations shall be followed with respect to new lighting.*

Signage – *No new commercial signage is proposed as part of this application. Any future signage proposals shall conform to section 5.15 of the zoning regulations. Any new signage proposed over 32 square feet will require site plan approval.*

Engineering: In a memo to me dated 9/17/20, Paul Kundzins, P.E., Assistant Public Works Director/City Engineer, stated: *I have reviewed the above application, supporting plans and documentation, and provide the following comments,*

1. Submitted supporting documents:
 - a. Site Plan Application
 - b. Design and Explanatory Notes- Morton Buildings General Specifications G1; S-1 thru S-6
 - c. Design Drawings by Lenard Engineering –cover sheet- Survey Map – C1 Site Plan and C2 Detail Sheet – Dated August 24, 2020
2. The applicant has requested to construct a new 70' x 42' pre-engineered cold storage building on the existing parking lot area.
3. Although the new bituminous sidewalk and ramp on Dawes Ave is annotated, the location of the ramp and removal and replacement of flush granite curb should be shown and mentioned on the plan. A tactile pad is also required.
4. The Engineering Department endorses this application on the condition that the above mentioned revisions are made prior to construction.

Police Traffic: Police Traffic Officer Stephen Pisarski has offered no comments on the plans.

Fire: Fire Marshal Edward Bascetta in a letter to me dated 9/24/20, recommended:

1. *The building should be equipped with a complete and compliant fire protection and alarm system compatible with the occupancy. The fact it will be vacant during non-business hours makes 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. 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.*

Conclusion: I recommend approval of the Site Plan application for the proposed 70' X 42' cold storage - accessory building with the following condition and recommendation:

1. The applicant shall address the comments contained in a memo to the City Planner from Paul Kundzins, P.E., Assistant Public Works Director/City Engineer, dated 9/17/20.
2. It is recommended that the applicant follow the advice of Fire Marshal Edward Bascetta contained in his letter to the City Planner dated 9/24/20.

Cc: Todd Parsons, P.E., Lenard Engineering
Calvin Hills III

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: September 17, 2020

RE: Engineering Review – 790 Main Street- construct a new storage building for plumbing supplies

Applicant: Plimpton & Hills- Calvin Hills III

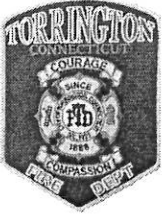
I have reviewed the above application, supporting plans and documentation, and provide the following comments:

1. Submitted supporting documents:
 - a. Site Plan Application
 - b. Design and Explanatory Notes- Morton Buildings General Specifications G1; S-1 thru S-6
 - c. Design Drawings by Lenard Engineering –cover sheet- Survey Map – C1 Site Plan and C2 Detail Sheet – Dated August 24, 2020
2. The applicant has requested to construct a new 70' x 42' pre-engineered cold storage building on the existing parking lot area.
3. Although the new bituminous sidewalk and ramp on Dawes Ave is annotated, the location of the ramp and removal and replacement of flush granite curb should be shown and mentioned on the plan. A tactile pad is also required.
4. The Engineering Department endorses this application on the condition that the above mentioned revisions are made prior to construction.

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

Digitally signed by: Paul
Kundzins

Date: 2020.09.17 14:25:41 -
04'00'



Peter A. Towey
Chief Fire Services

**Torrington Fire Department
City of Torrington**

David A. Tripp Jr.
Deputy Chief Operations



Robert Shoppey
Training/Safety Division

Edward Bascetta
Fire Prevention/Investigation Division

September 24, 2020

Martin Connor, City Planner
Planning and Zoning
City of Torrington

Dear Mr. Connor,

I have received and reviewed the application for the construction of a Storage Building located at 790 Main St. The Fire Department would provide the following general recommendations:

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 makes it a prime candidate for the delayed discovery of a fire inside.

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 keyholder to arrive in the middle of the night.

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.

We appreciate the opportunity to review these plans. Please feel free to contact me if there are any questions.

Respectfully submitted,

Edward Bascetta

Edward Bascetta
Fire Marshal
City of Torrington

860-489-2534

Edward_bascetta@torringtonct.org

From: Jeremy Leifert
Sent: Tuesday, October 06, 2020 2:47 PM
To: Martin J Connor <Martin_Connor@torringtonct.org>
Subject: Site Plan Application 1348, Plimpton & Hills, 790 Main Street

Marty,

I have reviewed the information submitted for the site plan application for a new 2,940 sf cold storage building for plumbing supply storage at 790 East Main Street, and offer the following comments:

Wetlands – I have reviewed the record wetlands mapping and the City’s GIS mapping, and there are no regulated wetlands in the vicinity of the project that would require wetlands permits. Therefore, no wetlands permits are required. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping – Existing landscaping near the proposed building is proposed to be preserved. No additional landscaping is proposed or recommended as part of this application.

Lighting – Proposed lighting is limited to building mounted security lighting only. Building mounted fixtures should be full cutoff lighting and directed to prevent any light trespass off of the site. All other provisions of section 5.17 of the regulations shall be followed with respect to new lighting.

Signage – No new commercial signage is proposed as part of this application. Any future signage proposals shall conform to section 5.15 of the zoning regulations. Any new signage proposed 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

Martin J Connor

From: Mary Perrotti <Mary_Perrotti@torringtonct.org>
Sent: Friday, September 25, 2020 10:07 AM
To: Martin J Connor
Subject: 790 Main Street - Site Plan 1348

Hi Marty,

We have not comments regarding the construction of a new storage building on this property.

Thanks,

Mary

Mary K. Perrotti
Administrative Assistant
City of Torrington WPCA
140 Main Street
Torrington, CT 06790
860-485-9166 (phone)

