

# CITY OF TORRINGTON



Land Use Office  
Martin J. Connor, AICP, City Planner  
140 Main Street • City Hall  
Torrington, CT 06790-5245  
E-mail: [Martin.Connor@torringtonct.org](mailto:Martin.Connor@torringtonct.org)

Phone: (860) 489-2221  
Fax: (860) 496-5928

City of Torrington website: [www.torringtonct.org](http://www.torringtonct.org)

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To: Planning & Zoning Commission  
From: Martin J. Connor, AICP, City Planner  
Date: February 9, 2021  
Subject: Modification SP# 1292, Nishi Real Estate, LLC, 861 Migeon Avenue, gas station & convenience store

Mir Sabbir Ahmed, Nishi Real Estate LLC, has requested that the Planning & Zoning Commission approve modifications to SP#1292 to add a Sonic Restaurant with a drive-in window to the previously approved gas station & convenience store at 861 Migeon Ave. The Restaurant will be located inside of the footprint of the previously approved 5,200 sq. ft. building. A drive-in window pickup lane with 15 stacking spaces will be constructed in connection with the restaurant use. The lighting and landscaping plans have been revised accordingly. A Tesla electric car charging station has also been added to the revised plans. The dumpster area has been relocated and will be screened. The proposed modifications are shown on plans titled, "Site Plan Modification 861 Migeon Avenue – CT RT 4, Torrington, Connecticut," Prepared for Nishi Real Estate LLC, BY Hrica Associates, LLC, 9/2/20, revised 2/8/21, sheets C2, C3, C5, C6, C9 & C10. There is adequate parking provided for the gas station, retail and restaurant uses, 20 spaces plus 1 handicap space required, 23 spaces with 1 handicap space provided. 6 stacking spaces are required for the drive-in window and more than double the required stacking spaces have been provided. Adding the drive-in lane increases the total impervious surface ratio to 59% with up to 75% allowed in the LB Zone that the property is located in. The stormwater treatment and drainage plans have been adjusted to accommodate the drive-in window lane. The proposed modifications do not require additional approvals from the Inland Wetlands Commission. The applicant has met with CT DOT regarding the revised plans.

Staff has met with the Project Engineer regarding the proposed revisions. Our comments have all been addressed in the revised plans. I recommend that the Commission approve the proposed Site Plan modification request to add a restaurant use with a drive-in window in accordance with plans titled, "Site Plan Modification 861 Migeon Avenue – CT RT 4, Torrington, Connecticut," Prepared for Nishi Real Estate LLC, BY Hrica Associates, LLC, 9/2/20, revised 2/8/21, sheets C2, C3, C5, C6, C9 & C10.