

Application No. \_\_\_\_\_

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
SPECIAL EXCEPTION APPLICATION**

Fee: \$210.00 (includes \$60.00 state tax)

Date of Application: 10-19-2022 Hearing: \_\_\_\_\_ Decision: \_\_\_\_\_

Location of Property:

861 New Harwinton Road

Is this property within 500 feet of another municipality? \_\_\_\_\_ Yes  No

Name of Municipality: \_\_\_\_\_

Assessor's Map: 140 Block: 009 Lot: 016 Zone: LB

Area: 15,069 SF

Applicant: Arif Mahmood

Applicant's Address P.O. Box 246, Harwinton, CT 06791

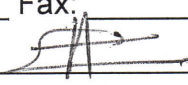
Applicant's Signature: \_\_\_\_\_

Phone: 860-833-1224 Fax: \_\_\_\_\_ email: tonymahmoodm@aol.com

Owner: Arif Mahmood

Owner's Address: P.O.Box 246

Phone: 860-833-1224 Fax: \_\_\_\_\_

Owner's Signature:\*\*  \_\_\_\_\_

If the owner and the applicant are different entities, a written authorization letter from the owner must be attached to this application.

Describe the Proposed Project:

Reroofing of existing building, New siding, trim, soffit at existing building, new canopy over new gas pump stations, relocation of existing condenser, site work, landscaping new building signage, new canopy signage, new pylon with street address.

Section(s) of the Zoning Regulations giving the Planning and Zoning Commission authority to grant the Special Exception(s): 3.1 Table of Uses: 8.00 Automobile establishments 8.40 Sales of Gasoline.

Describe the Special Exception(s) sought:

Seeking use permitted by special exception for sale of gasoline.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is there a conservation or preservation restriction on the property?

\_\_\_\_\_ Yes  No

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.

Are there wetlands on the property or construction or drainage within a regulated wetlands area? (75 feet from wetlands and 100 feet from watercourse or water body)

\_\_\_\_\_ Yes  No

If yes, has an application been submitted to the Inland Wetlands Commission:

\_\_\_\_\_ Yes  No

Explain reasons for granting this special exception. List any proposed safeguards and conditions: Use is compatible with other near by businesses in local business zone.

Removing parking spaces backing out onto Circle Drive. Screening of existing dumpster, extensive traffic study showing we are not having an adverse affect on

traffic, improved site drainage, reduced curb cuts on both Circle Drive.

Is a site plan application being filed for this project at the same time as this Special Exception application?  Yes \_\_\_\_\_ No

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### Important Information for the Applicant

1. Application: The applicant must submit eight copies of this application.
2. Survey: The application must submit eight copies of an up-to-date Class A-2 survey of the property and improvements prepared by a land surveyor registered in the State of Connecticut.
3. Site Plan: The applicant must submit eight copies of a site plan. All plans shall be prepared, signed and sealed by a professional engineer, landscape architect, land surveyor or architect - whichever is appropriate. The professional engineer, landscape architect, land surveyor or architect must be



registered in the State of Connecticut. All plans shall be based on an A-2 survey. The scale of the plans shall be a minimum of inch equals forty feet. The plans shall include the following information:

- A. Date, north arrow, and scale;
- B. Existing and proposed contours at two foot intervals;
- C. Existing major landmarks such as inland wetlands, streams, floodplains, rock outcropping, tree lines, etc;
- D. Construction limit line identifying all those areas to remain undisturbed and in their natural state;
- E. The location, size and species of significant trees and all specimen trees as required in Section 5.15;
- F. Proposed parking and loading areas including stalls, driveways, and aisles; dimensions, curbing, landscaping, turning radii and identification of proposed surface material shall be shown;
- G. The sight distance for proposed driveways;
- H. Proposed lighting plan including the location, size, height, and intensity of all lighting fixtures;
- I. Proposed landscaping plan showing the Latin and common name of the species used, quantity of each plant species and the size and height of the plants at the time of planting; the landscaping plan shall be signed by a landscape gardener or landscape architect;
- J. The location and design of all existing and proposed sanitary sewer, storm drainage, water, electrical, natural gas and other utilities; all engineering improvements shall be accompanied by appropriate data in accordance with good engineering practice;
- K. Proposed location and screening of all trash receptacles;
- L. The proposed size, colors, location and lighting of all signs;
- M. Architectural plans as described in Section 8.5.10;
- N. An informational table showing:
  - a. existing use of the property;
  - b. proposed use of the property;
  - c. zone in which the property is located;
  - d. size of the property in square feet or acres;
  - e. gross floor area of existing structures;
  - f. gross floor area of proposed structures;
  - g. total impervious surface;
  - h. building height in feet and number of stories;
  - i. number of parking spaces required;
  - j. number of parking spaces provided;
  - k. number of loading spaces required;
  - l. number of loading spaces provided;
- O. A vicinity map at a scale sufficient to show:
  - a. parking areas and driveways on all properties within 100 feet of the site;
  - b. all streets within 100 feet of the site; and
  - c. all zone boundaries within 100 feet of the site;
- P. Any information needed by the Commission to determine compliance of the plan with the zoning regulations.

4. Public Notice Sign:

The applicant shall obtain from the Planning and Zoning Department a sign notifying the public of the hearing. A \$175.00 refundable deposit shall be made by the applicant to cover the cost of the sign. The sign shall conform to the following requirements:

- a. The applicant shall post the sign in a conspicuous location on the property affected by the application;
- b. The sign shall give the information on the reason for the hearing (e.g. special exception) and the time, date and location of the public hearing;
- c. The sign shall be clearly legible from a street;
- d. The sign shall be posted at least ten consecutive days before the public hearing; and
- e. The sign shall not be removed until after the close of the public hearing.

Failure to post and maintain this sign shall be grounds for the denial of the application.

5. Letter to Surrounding Property Owners

At least 10 days prior to the public hearing, the applicant shall send a notice of the public hearing to persons who own land that is adjacent to the land that is subject of the hearing. The proof of mailing shall be evidenced by a certificate of mailing and the person who owns land shall be the owner indicated on the property tax map or on the last completed grand list as of the date such notice is mailed. This information is available in the Torrington Tax Assessor's Office. The notice shall indicate the reason for the hearing, hearing date, time and location of the hearing. Evidence of mailing shall be presented to the Planning and Zoning Commission at or before the public hearing.

6. Questions regarding this application can be directed to the Planning and Zoning Department at 489-2221 or 489-2220.

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(Office Use Only)

Is this property within 500 feet of another municipality? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, the town(s) is: \_\_\_\_\_

Date town(s) were notified of public hearing: \_\_\_\_\_

Previous ZBA and P&Z applications at this location:

\_\_\_\_\_  
\_\_\_\_\_