

# CITY OF TORRINGTON



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To: Planning & Zoning Commission  
From: Jeremy Leifert, AICP, City Planner *JL*  
Date: November 29, 2023  
RE: Site Plan #1473, Allied Engineering Associates, Inc. on behalf of Jayson Hospitality LLC, 93 Main Street. Renovation of Yankee Pedlar Inn and associated site work.

Allied Engineering Associates, LLC has filed an application on behalf of Jayson Hospitality LLC for site modifications to the existing parking lot, landscaping, site lighting and stormwater drainage at the former Yankee Pedlar Inn, 93 Main Street. The property is located in the DD – Downtown District Zone. The current use of the building is as an inn and restaurant (Section 3.1, Subsections 4.90, Hotels and Motels and Subsection 7.50, Restaurants) and various commercial spaces fronting Main Street. There is no proposal to change existing uses as part of this application, and all existing uses are allowed in the Downtown District zone.

Plans have been submitted with the application titled “Hampton Inn Property Improvement, prepared for Yankee Pedlar Inn (Jayson Hospitality, LLC), 93 Main Street, Torrington, Connecticut” by Allied Engineering Associates, Inc., North Canaan, CT. Dated July 10, 2023. 11 Sheets. The existing pavement on the property is proposed to be removed, the parking lot is proposed to be re-graded, and new parking lot striping and landscaped islands is to be installed. A small 5.5x25 area of the building is proposed to be removed from the rear of the building to install a new transformer pad along with one existing fire escape. The parking lot is proposed to be re-striped to accommodate 25 parking spaces, including one van-accessible handicap space. New lighting fixtures are proposed to be installed at various locations on the property. New stormwater catch basins are proposed to be installed in the parking area.

A previous site plan application (#1173) was approved by the Planning and Zoning Commission in December 2015, has expired and is required to be re-approved. Staff has consulted with the applicants’ engineer prior to submission of this application.

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

1. There are no minimum parking requirements in the Downtown District. The applicant has provided for 25 parking spaces, including one loading space and one van accessible handicap space.
2. The area of the proposed work on the property under this site plan application is less than ½ acre. No grading permits or a formal stormwater management plan are required for this

application. The City Engineer may require additional stormwater management information.

3. The proposed dumpster location is very close to an adjacent commercial building. The applicant should describe methods of screening for the dumpster and odor control.
4. The applicant should note on the plans how freight trucks and garbage trucks will maneuver in and out of the parking lot to the proposed loading area and dumpster location.
5. Storm sewer and electrical utilities have been located on the plans. The applicant is also required to note the location of the remainder of the utilities including sanitary sewer, water and gas lines if present in the project area.

**Other Staff Comments:**

**Nate Nardi-Cyrus, Assistant City Planner:** Mr. Nardi-Cyrus, in an email to the City Planner dated November 22, 2023, offered the following comments on this application:

*I have reviewed the information submitted for 93 Main Street. I offer the following comments:*

General – *Note encroachment from 111 Main Street on plans and propose a resolution.*

Wetlands – *There are no regulated wetlands or watercourses in the vicinity of the subject property that require wetlands review for this proposal. This constitutes a favorable wetlands report for this application.*

Landscaping – *Green space between Maiden Lane and the parking area is less than 5'. Plans should be revised to show a 5' minimum. All proposed tree and shrub species should be native species, per Section 5.11 of the Torrington zoning regulations. Suggested replacements might include:*

- *Crabapple to shadbush (Amelanchier)*
- *Blaauw's pink and Delaware valley white to native azalea varieties*
- *Soft touch compact holly to compact winterberry holly*
- *Non-native junipers to eastern red cedar*

Lighting – *It is our understanding that no existing lighting is to be retained. Proposed lighting on site is acceptable as it relates to Section 5.17 of the zoning regulations.*

Signage – *Proposed signage complies with Section 5.15 of the zoning regulations. A sign permit shall be required before installing any signage on site. Old commercial signage from prior tenets left on front of building must be removed, as they are prohibited off-site signage.*

Conservation – *This application was not referred to the Conservation Commission for review.*

**Architectural Review Committee:** As there are no proposed significant modifications to the building as part of this application, there was no referral to the ARC for this application. There may be a future requirements for ARC review for any exterior changes to the building. The overall project was reviewed by ARC as part of the 2015 application, and a favorable recommendation was submitted. See attached.

**Engineering:** City Engineer Paul Kundzins, in a memo to the City Planner dated November 27, 2023 offered several comments for the applicants' engineer to address and correct in the plan details and to provide responses to questions. See attached.

**Police Traffic:** No comments on this application were received from Police Traffic Sergeant Dustin Baldis.

**CT DOT:** Rob Fernandez, Transportation District Service Agent II with CT DOT offered the following comments on the plans in an email to the City Planner on November 17, 2023:

*We'll need 1/40 scale plan for all work within the right-of-way to include but not limited to dimensions of sidewalk, right-of-way boundary line, ramp types, crosswalks, excavations, and all applicable highway standard sheets. Again, these are cursory reviews and will subject to additional comments once the Department receives and reviews a full site plan to include all work within the ROW.*

**Blight:** Ashley Clement, Blight Enforcement Officer/Assistant Zoning Official, in an email to the City Planner dated November 28, 2023, offered the following comment:

*The existing Fire Escape in the pass way (north side of building) should be shown on the plan. Either repaired / fixed or removed all together.*

**Fire:** Fire Marshal Edward Bascetta, in an email to the City Planner dated November 15, 2023, offered the following comments on the plans:

*Hi I do not see an issue with the parking area, but I would like to see some construction staging be put out front with added protection in case debris fall off of the building, then the mafia blocks can be removed.*

**WPCA:** Ed Tousey, WPCA Administrator, in a memo to the City Planner dated November 20, 2023, offered comments on sewer discharge permitting, fees and best management practices. See attached. The memo also contains the following comment:

*Previous inspections have determined the building has one or more illegal connections of stormwater and/or groundwater connected to the sanitary sewer system. Owner shall remove all stormwater and groundwater discharge connections from sanitary sewer system. 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.*

**Building:** Building Official Kevin Gillette, in an email to the City Planner dated November 20, 2023, offered the following recommendations:

*Construction safeguards should be placed along the front of the crumbling façade for the protection of pedestrians before any other work is permitted. The protection should be designed and installed by a certified scaffolding/construction barrier and fencing contractor for the protection of our pedestrians. Thank you.*

**Conclusion:** I recommend that the commission table a decision on the application to the January 17, 2024 meeting to allow the applicant to address specific questions from City staff, respond to other comments in this memo and update the submitted plans. Here is a summary of items to be addressed:

- Provide information on access/exit paths for delivery vehicles and trash hauler
- Address screening and odor control for the dumpster near adjacent buildings
- Add missing existing utility lines. If no additional utilities (Water/Sewer/Gas) are present in the project area, add a note to the utility plan sheet
- Address the possible encroachment noted by the Assistant Planner
- Revise green space area and tree/shrub species as suggested by the Assistant Planner
- Address old signage removal as a condition of an approval
- Provisions of the previous ARC approval still apply for building cleanup and address labelling
- Address the list of City Engineer comments to his satisfaction and update plans as needed
- Address the broken fire escape in the passway on the plan as recommended by the Blight Officer
- Investigate and propose a resolution to the illicit stormwater connection issues identified by the WPCA Administrator
- Resolve safety issues along the Main Street sidewalk per comments by the Building Official and Fire Marshal