

N/F
TORRINGTON SAVINGS BANK
VOL. 706 - PG. 326
MBL 136/005/032
Zone LB

INFORMATION TABLE

- EXISTING USE - Retail sales, small engine sales & service, OTD (recreation) and warehouse with associated offices.
- PROPOSED USES - No Change (Same)
- ZONE LB (Local Business) & I (Industrial)
- TOTAL AREA - 165,357 S.F. or 3.796 Ac.
- GROSS FLOOR AREA - Existing Structures - 23,000 s.f.
- GROSS FLOOR AREA - Proposed Structures - 10,200 s.f.
- TOTAL IMPERVIOUS SURFACE - 124,100/163,357 = 75%
- BUILDING HEIGHT - 27' (Two stories)
- PARKING SPACE REQUIRED - See parking schedule below
- PARKING SPACES PROVIDED - See parking schedule below
- LOADING SPACES REQUIRED - 23,800 S.F. = 1 Space
- LOADING SPACE PROVIDED - 3 Spaces

PARKING REQUIREMENTS

BUILDING "A" Area 1'

- Ratio - 2400/230=10 spaces
- Service/Drive 2340/234=10 spaces
- Office 1600/750 = 2 spaces
- Warehouse 4300/2900 = 2 spaces

BUILDING "A" Area 2'

- Ratio 2400/230 = 10 spaces
- Warehouse 1000/2000 = 5 spaces

BUILDING "B"

- Office 800/200 = 4 spaces
- Warehouse 1000/2000 = 5 spaces

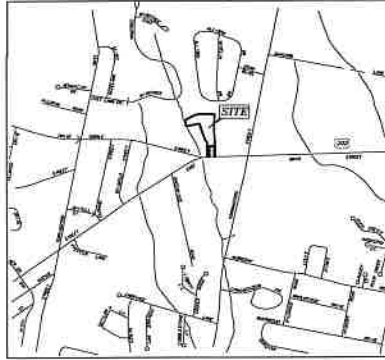
BUILDING "C"

- Recreation 4000/200 = 20 Spaces

STORAGE WAREHOUSES

- Warehouse 650/2000 = 1 Space

TOTAL REQUIRED = 68 Spaces Plus 3 Hand
TOTAL PROVIDED = 114 Spaces Plus 9 Hand



LEGEND

- PROPERTY LINE
- EASEMENT
- VEGETATION LINE
- UNDERGROUND GAS LINE
- IRON PIN OR PIPE
- MONUMENT
- CATCH BASIN
- CURBLESS CATCH BASIN
- MANHOLE
- HAND HOLE
- UTILITY POLE
- LIGHT POLE
- WATER SHUTOFF
- TREE

1. Approved by the Planning & Zoning Commission:
Date: _____ Chairman
Expiration Date: _____

2. Final Approval: _____
Date: _____ Chairman
Expiration Date: _____

3. Conditional Approval: _____
Date: _____ Chairman
Expiration Date: _____

N/F
GR PARTNERS LLC
VOL. 1197-PG. 963
MBL 136/005/031
Zone I

APPROXIMATE LOCATION
SEWER EASEMENT GRANTED
TO YANKEE GAS
SERVICE COMPANY
MBL 818 - Pg. 371

APPROXIMATE LOCATION
OF NORTHEASTERN GAS
TRANSMISSION COMPANY
RIGHT-OF-WAY
Refer to Amending Agmt
at Reg. Agreement #
MB.347 - Pg. 172 and
MB.542 - Pg. 211

N/F
NORTHEASTERN GAS
TRANSMISSION, CO.
VOL. 658-PG. 25
MBL 136/005/032
Zone LB

N/F
YANKEE GAS
SERVICE COMPANY
VOL. 658-PG. 25
MBL 136/005/032
Zone LB

N/F
ESTER C. REBILLARD
VOL. 768-PG. 483
MBL 247/001/007
Zone R12.5

N/F
YO YO TORRINGTON LLC
MBL 247/001/001
Zone LB

- NOTES**
- The survey and map has been prepared in accordance with Sections 22-200a-1 thru 22-200a-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut", as endorsed by the Connecticut Association of Land Surveyors, Inc. dated June 30, 1998 and amended October 28, 2018. It is a LIMITED PROPERTY SURVEY based on a RESURVEY and conforms to a Horizontal Accuracy Class A-2.
 - Property Lines and Improvements shown taken from Map #4851 I.L.P. and field checked January 2024.
 - OWNER OF RECORD - GEORGE G. RUWET (Vol.1149-Pg.847)
 - AREA - 165,357 S.F. or 3.796 Ac.
 - ZONE - LB (Local Business) & I (Industrial)
 - ASSESSOR LOT - MBL 247/001/013-1
 - No proposed change in lighting
 - Property is serviced by municipal sewer and water.

EAST MAIN STREET

COMPILATION PLAN
PREPARED FOR
GEORGE G. RUWET
1695 - 1703 EAST MAIN STREET
TORRINGTON, CONNECTICUT

SCALE: 1"=30'
DATE: January, 2024
SHEET NO. 1 OF 1
JOB NO. 0419-101

Timothy G. Wyllie Jr., Land Surveyor
Barkhamsted, Connecticut
Phone: 860.605.9075 email: tgwysurveying@gmail.com

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TIMOTHY G. WYLLIE, JR. LICENSE # 20423
NOT VALID UNLESS EMBOSSSED SEAL IS ATTACHED

GRAPHIC SCALE (INCHES)

REVISIONS

CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SITE PLAN APPLICATION

Application # 1491

Date: 1-9-24

Property Location: 1703 East Main St, Torrington CT 06790

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

If yes, give name of municipality: _____

Assessor's Map: _____ Block _____ Lot 247/001/035-1

Zoning District: LB I E

Proposed Project:

Listing new area for equipment storage to update site plan
rack location shown

Is a Special Exception application being filed for this property at the same time as this Site Plan application? Yes No

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) into a wetland? Yes No

If yes, has an application been submitted to the Inland Wetlands Commission? Yes No

Is there a conservation or preservation restriction on the property? Yes No

I, the undersigned applicant, understand that this application is based on the information submitted by me and that falsification by misrepresentation, omission, or failure to comply with the Zoning Regulations shall constitute a violation of the Zoning Regulations.

Applicant: George T. Ruwet

Applicant's Address: 1703 East main st - Torrington

Applicant's Signature: [Signature]

Phone # 860-489-9221 FAX # 860-482-9198

Applicant's e-mail: ruwet.siblog@ydracolor.com

I, the undersigned owner, authorize the City's agents to enter my property during and after construction for the purpose of inspection with regards to this application.

Owner: same

Owner's Address: _____

Owner's Signature: [Signature]

Phone # _____ FAX # _____

=====
Three (3) copies of the site plan must be submitted at time of application.

For site plans with no new construction, the application fee is \$135.00. For new construction with gross floor areas 5,000 square feet or less, the application fee is \$135.00. For new construction with a gross floor area greater than 5,000 square feet, the application fee is \$135.00 plus \$.01 per square foot of gross floor area over 5,000 square feet. (All base fees include \$60.00 state tax)

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Fee of \$ 135 paid on 2-14-24.

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
SITE PLAN APPLICATION
EXPLANATION OF PROCEDURES**

General:

"Site plan approval from the Planning and Zoning Commission shall be obtained prior to obtaining a Zoning Permit for the construction, expansion, outside alteration or change of use of any building or structure. Site plan approval shall also be obtained prior to the erection of any sign, the alteration or expansion of a parking area, or any change of use of a lot. Only one, two, or three family residences shall be exempt from site plan approval." Torrington Zoning Regulations, Section 8.4.1.

Information Required:

A site plan application must be filed and the application fee must be paid. Additional information needed for a site plan application is described in Sections 8.4.2 and 8.4.3 of the Torrington Zoning Regulations. Other information on setbacks, impervious surface, landscaping, parking, architectural review, and tree preservation is also found in the regulations. It is strongly recommended that an applicant purchase a copy of the Zoning Regulations.

Along with the site plan application the applicant must also submit a form entitled "Environmental Compliance Certification".

Failure of the applicant to submit the required information is grounds for denial of the application.

Approval Process:

Applications are submitted to the Planning and Zoning Department. The Department will place the application on the Planning and Zoning Commission agenda and distribute the application to the relevant City departments. The Department will inform the applicant of meeting times and locations.

From the day the Commission accepts the application at its meeting, the Planning and Zoning Commission has 65 days in which to make a decision on a site plan application. The applicant may consent to one or more extensions of the 65 day period provided the total period of such extensions does not exceed 130 days. No public hearing is generally held on a site plan application.

The applicant must meet with the Architectural Review Committee. This Committee advises the Commission and the applicant on the design of the buildings and the site layout.

Special Exception:

The Planning and Zoning Commission decides on all special exceptions. If a project requires a special exception as well as site plan approval, the applicant may apply for both approvals at the same time. Site plan approval, however, cannot be given prior to the approval of a special exception.

Inland Wetlands:

An application to the Inland Wetlands Commission must be filed prior to, or at the same time as, site plan or special exception applications. No action can be taken until after the Inland Wetlands Commission's decision.

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 noticed 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.

CITY OF TORRINGTON
ENVIRONMENTAL COMPLIANCE CERTIFICATION

Date: 1-9-24

Property Location: 1703 East main st Torrington CT

Assessor's Map: _____ Block _____ Map _____

Project: Site plan mod.

Company: Ruwef - Sibley

Applicant: George T Ruwef

Applicant's Address: 1703 East main st Torrington

Air Quality:

Will this facility produce emissions into the air? _____ Yes No

If yes, will this require registration or a permit from any State or Federal agency? _____ Yes _____ No

If yes, list the agency's name and the registration or permit numbers:

Attach a description of the processes that will produce the emissions. Include an estimate of the amounts of industrial materials that will be used on an hourly basis and any pollution control equipment that will be installed. Attach copies of all air quality permits or applications.

Hazardous Wastes

Will this facility generate, transport, treat, store or dispose of hazardous wastes? Check all that apply:

_____ Generate _____ Transport _____ Store _____ Treat _____ Dispose

If the facility is a generator, it will do the following. Check all that apply:

- _____ Establish spill control measures
- _____ Compile a contingency plan
- _____ Store the wastes in a manner that protects the environment
- _____ Conduct personnel training.

Attach a list of the hazardous wastes that will be generated by the facility, the estimated amounts generated per month and the generating processes. Attach EPA Identification Number of Application. Note that a violation of any State or Federal regulation regarding hazardous materials shall also be a violation of the City Zoning Regulations.

In-Ground Tanks

Will this facility use an in-ground tank for the storage of petroleum products, derivatives, or chemicals?

_____ Yes No

If yes, attach a copy of the Connecticut Department of Environmental Protection In-Ground Tank Registration form.

Water Quality

Other than sanitary wastes, will this facility discharge process wastewaters or non-contact cooling water?

_____ Yes No

If yes, will the discharges be to the environment or to the local publicly owned treatment plant? _____

Environmental _____ Treatment Plant

Attach a description of the processes that will generate the discharges, the materials used in the processes, the characteristics of the effluent, and any treatment conducted prior to discharge. Attach a copy of a NPDES Permit or Application.

This is to certify that this facility has complied, or will comply with, the environmental regulations of the Agencies listed in Section 7.0 of the City's Zoning Regulations and will take the steps indicated above to maintain compliance with those regulations. Upon receipt of any permits or registration numbers, copies will be forwarded to the City of Torrington Planning and Zoning Department. Copies of any monitoring reports required by the State Department of Environmental Protection, the State Department of Health or the U.S. Environmental Protection Agency shall also be sent to the Torrington Planning and Zoning Department.

Applicant's Signature:  _____

Printed Name of Applicant: George T Russell

Applicant's Title: owner

Date: 1-9-24