

Application Type: Concurrent Request for Zone Change and Site Plan for a Cannabis Retail Establishment
Subject Property: 957 East Main Street
Parcel ID: 9572 and 9573 (and easement area of 9570)
Tax Map/ Block/ Lot: 133/12/007 and 133/12/015
Zone: LB

Torrington Planning and Zoning Commissioners,

On June 22, 2021, Public Act 21-1 was signed into law, permitting recreational adult-use cannabis, along with retail sales, cultivation, and microcultivation under State of Connecticut regulations. In July, 2022, Torrington enacted language into its zoning code which facilitates the use of property within the City of Torrington for such uses. Please accept the following narrative in consideration of this Request for a Zone Change to add the Alternate Incarceration, Medical Marijuana Dispensary Overlay Zone (AM Zone) and to concurrently review for Site Plan Compliance for a Cannabis Retail Establishment in accordance with Section 3.1 sub-section 22.03 of the Zoning Regulations.

The Applicant, Patrik Jonsson, on behalf of the **Nutmeg Northwest JV LLC** Joint Venture initiative, has 9 years of cannabis experience in developing and managing Adult Use Cannabis retail sites here in the Northeast.

Suitability as Zoned

The properties, PID: 9572 and 9573, commonly known as 957 East Main Street, are presently zoned LB (local business). A single structure straddles both parcels towards the southwest side of the lots. Together the parcels are nonconforming, for the zone at approximately 15,431.5 square feet. Parcel 9572 has a front lot wide of ~120' along East Main and parcel 9573 has a front lot width of ~80' along Yorkshire Street. PID:9570, commonly known as 92 Yorkshire Street, is commonly owned and is also the subject of this application in so far as there is a parking area on the parcel serving both sites.

Per the City of Torrington Zoning Regulations, an application for a Zone Change must be made to initiate siting a Cannabis Retail Establishment within city limits. Section 4.16.2 of the regulations, the LB zone is allowed together with the AM zone. Furthermore, the proposed use is a use intended for the floating zone. Together with a Social Equity Applicant, Mr. Jonsson and team intend on developing a high quality facility in compliance with all State and Local Regulations. An application has been submitted to the State of Connecticut Office of Consumer Protection for the Cannabis Retail license, and because of this being a Social Equity Joint venture this license is not subject to the lottery process.

The zone change request includes a portion of

A review of surrounding uses confirms that there are no public parks, schools, playgrounds, child care centers, recreational centers, or libraries within a 500' radius of the subject parcels.

Alignment with the Plan of Conservation and Development (POCD)

According to the POCD, "Torrington has been designated a Micropolitan Statistical Area because the community is an economic hub that draws workers and shoppers from Litchfield County towns and miles around". Adult-Use Cannabis Retail is a burgeoning sector that will support the City's designation as an economic hub and, in its implementation, aims to right the negative impacts imposed on individuals and families as the result of the war on drugs.

The establishment of the floating overlay zone supports the economic development goals in the POCD to “enhance the City’s tax base, while maintaining a balance between jobs and housing”. The AM zone provides for a certain flexibility to establish the use whilst allowing the Commission additional discretion around its proliferation.

The POCD goes on to state, “economic development efforts within the City of Torrington will be in accordance with accepted smart growth measures. These efforts include revitalizing the urban center, reusing vacant industrial buildings.” The property is currently considered an Automotive use, namely a Service Garage. This application includes a change of use from the former more industrial use of the building to a high-end retail establishment.

The parcels are located in a business zone along State Road 202 (East Main Street). This collector road is also a key area for bicycle and pedestrian improvements for the City. The parcels are imagined as commercial on the Torrington Future Land Use Map.

Finally, the POCD focuses on “continu[ing] to promote access management for land-use activities and consolidate curb cuts when possible”. With the change from an automotive use to a retail use, opportunity exists to improve the physical site overall.

Site Improvements

No changes are proposed to the building elevations. However, the following site improvements are proposed to comply with guidance from the City following a 10/14/22 technical review meeting:

- Reducing impervious surface area by removing asphalt and adding loam and seed. This addition will also prevent front yard parking on the site.
- Adding landscaping (trees, shrubs, contained plantings), which will improve curb appeal on both the East Main and Yorkshire Street sides and which will create a buffer between the house at 92 Yorkshire Street (commonly owned)
- Adding a dumpster pad and enclosure on the Yorkshire Street side of the building along with a generator.
- Narrowed entrance/egress into the parking lot of Yorkshire and East Main Streets to better comply with the regulations

Furthermore, if the project is to be completed before the DOT scheduled sidewalk work, the Applicant will assume responsibility for performing this work along its property on East Main Street.

Lighting and Signage

The proposed improvements include installation of a single light pole on one of the islands on Yorkshire Street with a single light head tilted to throw light onto the site only. Exterior lighting shall be in accordance with Section 5.17 of the Zoning Regulations.

Although the proposed sign location is shown in the site plan, no signage is proposed with this Application. The Applicant team will propose signage at a later date in line with the State of Connecticut requirements for Adult Use Cannabis establishments and Section 4.16.7, regarding signage in the AM zone.

Parking Plan

The assessor shows the site as 3 parcels, (1) the building at 957 East Main Street, (2) a portion of the building that fronts on East Main Street with the paved parking lot that fronts on Yorkshire Street, and (3) the house known as 92 Yorkshire Street (PID 9570). While the Applicant is not leasing the house at 92 Yorkshire Street and not seeking a change of use for this site, it is relevant as a portion of the parking lot is on this parcel. The map change shows this portion of the parcel in the floating zone.

The Applicant has worked with the Property Owner and will be able to access these additional parking spaces as defined through the lease terms. From East Main Street to Yorkshire Street along the northeastern property lines there is ~156.6' of lot length. The applicant intends on striping for 23 parking spaces, one of which will be a designed accessible.

Operations Plan

The operations of the site will include dedicated security stationed by the front door. This individual would be responsible for checking IDs and managing the line of people waiting to enter the facility.

The team projects an average of 250 customers a day, or an average of 25 per hour, with a potential increase in daily customers during the first few weeks. A 30% increase in the first 30 days, would result in 325 customers a day or 33 an hour. This means that a new customer would visit roughly every two minutes and, at an average on-site time of 6 minutes, the team projects to average less than four customers inside at any given time. At peak times, forecasting four times that volume; the subject property would only have 16 customers inside at a time. Given the size of the building, and a sales floor area of over 1,500sf, this site should support queuing inside the building. Stanchions and signage would be utilized to make this process efficient. If needed, outdoor overflow queuing will be managed by a dedicated security guard and/or dispensary team member. Further, outdoor queuing would be set up using stanchions outside the front façade of the building so as to shield pedestrians from on-site traffic flow.

The interior design will support eight traditional point-of-sale registers, with a portion being dedicated pre-order registers, which will be dynamically staffed based on the day of the week and time of day. It is important to note that, given the number of possible registers, the staff will be well equipped to service customers quickly, thereby reducing wait times and preventing lines from forming.

Customers will enter and exit the site through the entrance, which faces the parking lot closest to the front façade (East Main Street). The interior site is laid out in such a way that there is a dedicated exit facing the parking lot closest to the Yorkshire Street façade. This design will also support keeping a flow onsite that effectively manages and mitigates crowds.

The proposed hours of operation are as follows:

9AM – 8PM Monday through Saturday

10AM – 5PM Sunday

These hours will maintain quiet enjoyment and quality of life for nearby residents while bringing a new market along a main corridor within the city limits.

Deliveries will be made via separate door along the wall facing Yorkshire Street. A full Security Plan is attached.

Odor monitoring and mitigation

All products to be sold at this location would be pre-packaged and delivered to customers in the original packaging. Further, the proposed use would not permit on-site consumption. In this regard, odor concerns from the product are not anticipated.

Sanitary Waste Disposal Plan

No expired or faulty product would be disposed of in the unit's primary dumpster. It would instead be picked up through controlled access similar to deliveries.

A 4-yard dumpster will be kept on site for general waste generated by the use.

Summary

With the facts laid before you, the Applicant and team believe that this is a request at a location that will be successful in business and that substantially meets the requirements set forth within the Regulations. The Applicant team respectfully requests that you look favorably upon the request in furtherance of economic development activities in the City of Torrington.

In addition to these facts, the following documents are attached for your review:

With Regard to the Zone Change Request

- Application Form
- Existing Zone Map
- Proposed Zone Map
- A Location Map showing a 500' buffer and sensitive uses within said buffer
- A survey map of the properties and legal descriptions

With Regard to the Site Plan Review

- Application Form
- Environmental Compliance Certification
- Security Plan
- Site Plan showing Proposed Improvements
- Property Record Cards
- Site photos (building elevation and aerial)
- Existing Floorplan
- Proposed Floorplan

The team will be happy to answer any questions or concerns raised in the public hearing. Thank you for the opportunity to make this application.



CITY OF TORRINGTON
PLANNING & ZONING COMMISSION

APPLICATION FOR CHANGE OF ZONING MAP

Fee: \$360 (including \$60 State tax)

Location of Property: (When no address is available, indicate distance from nearest intersection and side of road)
957 E. Main - PID: 9572 // ^ Yorkshire St - PID:9573 // 92 Yorkshire St - PID:9570

Assessor's Map 133 Block 12 Lot 007//015//019

Present Zone LB Proposed Zone LB with AM Overlay

Area of Property 0.22/0.15 acre(s) - 0.37acre(s)

Is this parcel within 500 feet of another municipality? Yes [checked] No

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

If "Yes" 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.

Applicant: Patrik Jonsson
Address: 101 Accord Park Drive
Osterville, MA 02061

Phone: 617-750-6885 Fax: E-mail: pjonsson@highercollective.com

Signature of Applicant: [Signature] Date:

Owner: JAMES ROSS
Address: 69 BLUE HERON RD
WAKEFIELD R.I. 02879

Phone: 401-853-7495 Fax: E-mail:

Signature of Owner: [Signature] Date: 10.18.22

Six copies of a certified survey map of the property and a copy of the legal description of such property must be submitted with this application.

FOR OFFICE USE ONLY

(Revised 3/14)

Application Fee Paid:

Date of Public Hearing:

Date of Decision:

Action Taken:

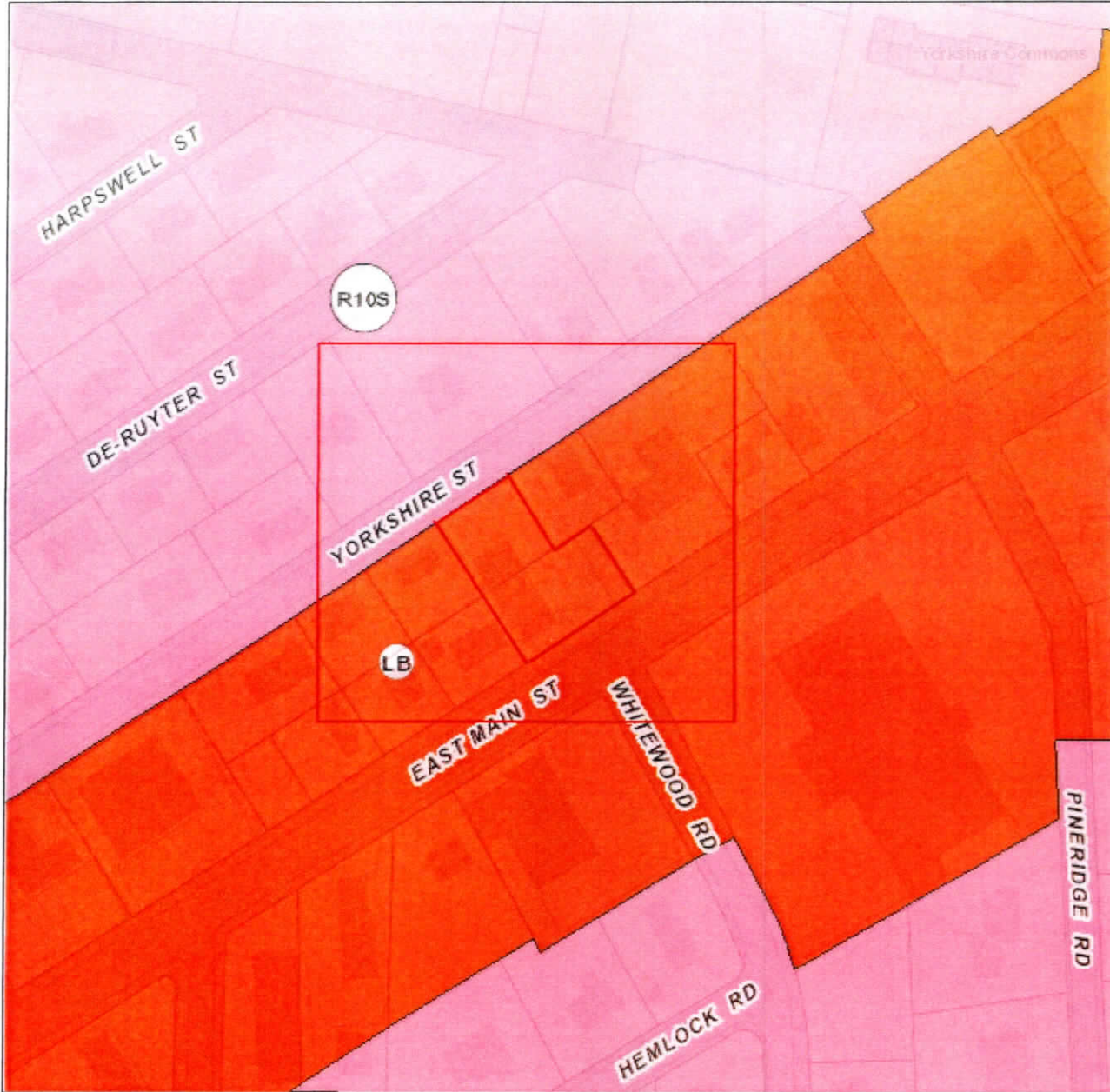
Town of Torrington

Geographic Information System (GIS)



Existing Zoning Designation

Date Printed: 10/6/2022



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Torrington and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 150 feet



CITY OF TORRINGTON PLANNING & ZONING COMMISSION SITE PLAN APPLICATION

Application # _____

Date: 10/08/2022

Property Location/Address: 957 E Main - PID: 9572//^ Yorkshire St - PID:9573 // 92 Yorkshire St - PID:9570

Assessor's Map: 133 Block 12 Lot 007//015 //019

Zoning District: LB (AM Overlay requested)

Project: Creating an Adult Use Cannabis Retail Establishment per Section 3.1.22.03 of the Torrington Zoning Regulations

Is a Special Exception application being filed for this property at the same time as this Site Plan application?

____ Yes No

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

If yes, give name of municipality: N/A

Are there wetlands on the property or construction or drainage within a regulated wetlands area? ____ Yes No
(75 feet from wetlands and 100 feet from watercourse or water body)

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: Patrik Jonsson

Address: 101 Accord Park Drive Osterville, MA 02061

Signature: 

Phone # 617-750-6885 FAX # _____ E-mail pjonsson@highercollective.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: James Ross

Address: 69 BLUE HERON RD WAKEFIELD RI 028

Phone # 660 8837485 FAX # _____ E-mail _____

Signature: 

Site Plans: Eight (8) copies of the site plan must be submitted at time of application.

Fees: 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)

Fee of \$ _____ paid on _____

**CITY OF TORRINGTON
PLANNING & 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
PLANNING & ZONING COMMISSION
SITE PLAN APPLICATION
ENVIRONMENTAL COMPLIANCE CERTIFICATION

Date: 10/08/2022

Property Location: 957 E Main - PID: 9572// ^ Yorkshire St - PID:9573// 92 Yorkshire St - PID:9570

Assessor's Map: 133 Block 12 Map 007//015//019

Project: Creating an Adult Use Cannabis Retail Establishment per Section 3.1.22.03 of the Torrington Zoning Regulations

Company: Nutmeg Northwest IV LLC

Applicant: Patrik Jonsson

Applicant's Address: 101 Accord Park Drive Osterville, MA 02061

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:

Not Applicable

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: Patrik Jonsson

Applicant's Title: Principal

Date: 10/19/2022

Security Plan

Primary Operating Procedures:

Security for employees at our Marijuana Establishments will be achieved through perimeter and interior monitoring, a restrictive ID/badge system, and limited access area partitioning, professional security staff, and rigorous personal safety training.

Staff will be trained to spot any unusual weight and inventory discrepancies when performing inventory audits. *Any employee who discovers an unusual discrepancy will immediately document and report such unusual discrepancy in weight or inventory to their manager, and applicable state officials, not more than 24 hours after the discovery of such a discrepancy.*

The exterior of the facilities will be well-lit and equipped with video surveillance cameras that can be monitored from the video monitoring station. Feeds from multiple exterior (and interior) viewing angles will appear on video screens for simultaneous monitoring. Security staff for the dispensary will conduct periodic, scheduled "watch tours" of the exterior to maintain a security presence and ensure the perimeter remains clear of obstructions.

Interior cameras will be installed in all limited access areas and locations at which product is stored, received, weighed, handled, and provisioned to patients. The video recording equipment will be securely stored in a security closet that only authorized members can access.

Only dispensary agents, or individuals over 21 years old, will be allowed access to the dispensary. No large personal bags are allowed inside the dispensary.

RFID access cards will be used to control movement throughout the facilities. All employees will be assigned an ID/access card consistent with their security level and access permissions. ID/ access cards will be used as the employee identification card and will be printed with the employee's name, picture, and employee number. ID/access cards must be visibly worn by every employee at all times. Lost ID/access cards will be reported immediately to management and the security team, who will then program the card as "lost" in the access control system.

All Marijuana Establishment agents shall carry their agent registration cards, at all times when transporting Marijuana Products and when working within the facility and shall produce his or her agent registration card to the Commission or law enforcement authorities on request.



Keys will not be issued to regular staff (only select key holders) and will only be used as a backup for emergency purposes. Building keys and card activation devices will be kept in a limited access location requiring the highest security level to access. Electric locks and card readers will be installed at partitions throughout the facilities. The limited access areas, such as the product storage vault, will require a RFID identification card & pin code to access. The access control systems will record all access events and produce reports specific to each employee, card used, access location, and time and date. Limited access areas shall be accessible to only those employees essential for an efficient operation.

All authorized vendors, contractors, and visitors will first obtain a visitor ID badge upon entering, and will be escorted at all times by an agent authorized to enter limited access areas. The visitor identification badge must be visibly displayed at all times. All visitors must be logged in and out, and that log will be available for inspection by the Commission at any time. All visitor ID badges will be returned upon exit.

All staff will be trained in basic safety awareness and additional scenario-specific conduct, as part of their orientation and intensive safety training. In the event of a forced intrusion, staff is instructed to remain calm and not argue, fight, surprise or attempt to use force against an intruder. Staff will comply with demands for products without hesitation. Staff will not in any way hinder the intruder's departure.

Multiple duress alarms are strategically located at each Marijuana Establishment, which are all directly connected to our security contractor and local police departments. Staff will be trained in using these duress alarms in appropriate circumstances.

Security staff will be present prior to the scheduled arrival of employees. Security staff will ensure that all staff has safely exited the facility at closing before leaving their post.

Delivery of Product

Any product received at the dispensary will be done in accordance with the Department of Consumer Protection Title 21a-Consumer Protection Section 21a-408-62, and as such will only be done by a licensed operator complying with all applicable regulations.

The dispensary facility will maintain all shipping manifests and make them available in accordance with section 21a-408-72 of the Regulations of Connecticut State Agencies.



Notification of a Security Breach

The Collective management staff shall notify local law enforcement authorities and the Commission of any breach of security or other reportable incident defined below immediately and, in no instance more than 24 hours following the discovery of said security breach. Notification shall occur, but not be limited to, the following situations:

1. Discovery of inventory discrepancies;
2. Diversion, theft or loss of any Marijuana Product;
3. Any criminal action involving or occurring on or in the Marijuana Establishment Premises or Licensee or agent;
4. Any suspicious act involving the sale, cultivation, distribution, processing or production of Marijuana by any person;
5. Unauthorized destruction of Marijuana;
6. Any loss or unauthorized alteration of records related to Marijuana;
7. An alarm activation or other event that requires response by public safety personnel, including but not limited to local law enforcement, police and fire departments, public works or municipal sanitation departments, and municipal inspectional services departments, or security personnel privately engaged by the Marijuana Establishment;
8. The failure of any security alarm system due to a loss of electrical power or mechanical malfunction that is expected to last more than eight hours; or
9. Any other breach of security.

Marijuana establishment agents will document and report to the Commission and law enforcement authorities any vehicle accidents, diversions, losses, or other reportable incidents that occur during product transport, not more than 24 hours after such accidents, diversions, losses, or other reportable incidents occur.

As an act of Good Faith, The Collective management will cooperate with law enforcement to provide video surveillance records when requested by the police department, in efforts to investigate reported theft, diversion or other reportable incidents.

Access

A copy of the facility's floorplan will be on file in a secure location with the local police and fire departments, as required by the municipality.

Access to Limited Access Areas shall be restricted to employees, agents or volunteers specifically permitted by the Marijuana Establishment, agents of the Commission, Commission delegees, and state and local law enforcement authorities acting within their lawful jurisdictions, police and fire departments, and emergency medical services acting in the course of their official capacity.



The Collective
Operating Policies & Procedures

Access to surveillance areas shall be limited to persons that are essential to surveillance operations, law enforcement authorities acting within their lawful jurisdictions, security system service personnel and the Commission.

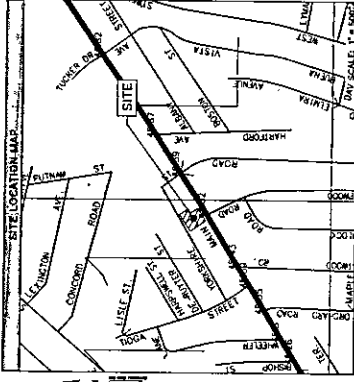
The following individuals shall have access to a Marijuana Establishment:

1. Representatives of the Commission, with proper identification;
2. Representatives of other Connecticut state agencies, with proper identification;
and
3. Emergency responders in the course of responding to an emergency.



THE COLLECTIVE

957 EAST MAIN STREET, TORRINGTON, CT



OWNER:
ROSS JAMES A & ROBERT C & RICHARD
 1000 Main Street
 Torrington, CT 06871

APPLICANT:
THE COLLECTIVE
 1308 Main Street
 Torrington, CT 06871

DATE ISSUED		10/18/2022
REVISION	DATE <td></td>	

PREPARED BY:



**EAST-WEST
ENGINEERING**

91 South Main Street,
 West Hartford, CT 06107
 860-234-7238
 EAST-WESTENGINEERING.COM

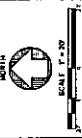
NUMBER	SHEET TITLE	DATE	REVISED
-	COVER SHEET	10/18/2022	-
ZC-1	ZONE CHANGE MAP	10/18/2022	-
SA-1	SET PLAN	10/18/2022	-
CA-1	GRADING PLAN	10/18/2022	-
CD-1	SITE DETAILS	10/18/2022	-



EAST-WEST ENGINEERING
 100 WEST MAIN STREET
 TORRHINGTON, CT 06468
 TEL: 860-791-1234
 FAX: 860-791-1235
 WWW.EASTWESTENR.COM

THE COLLECTIVE
 100 WEST MAIN STREET
 TORRHINGTON, CT 06468

OWNER
 ROSS JAMES A &
 ROBERT C & RICHARD
 100 WEST MAIN STREET
 TORRHINGTON, CT 06468



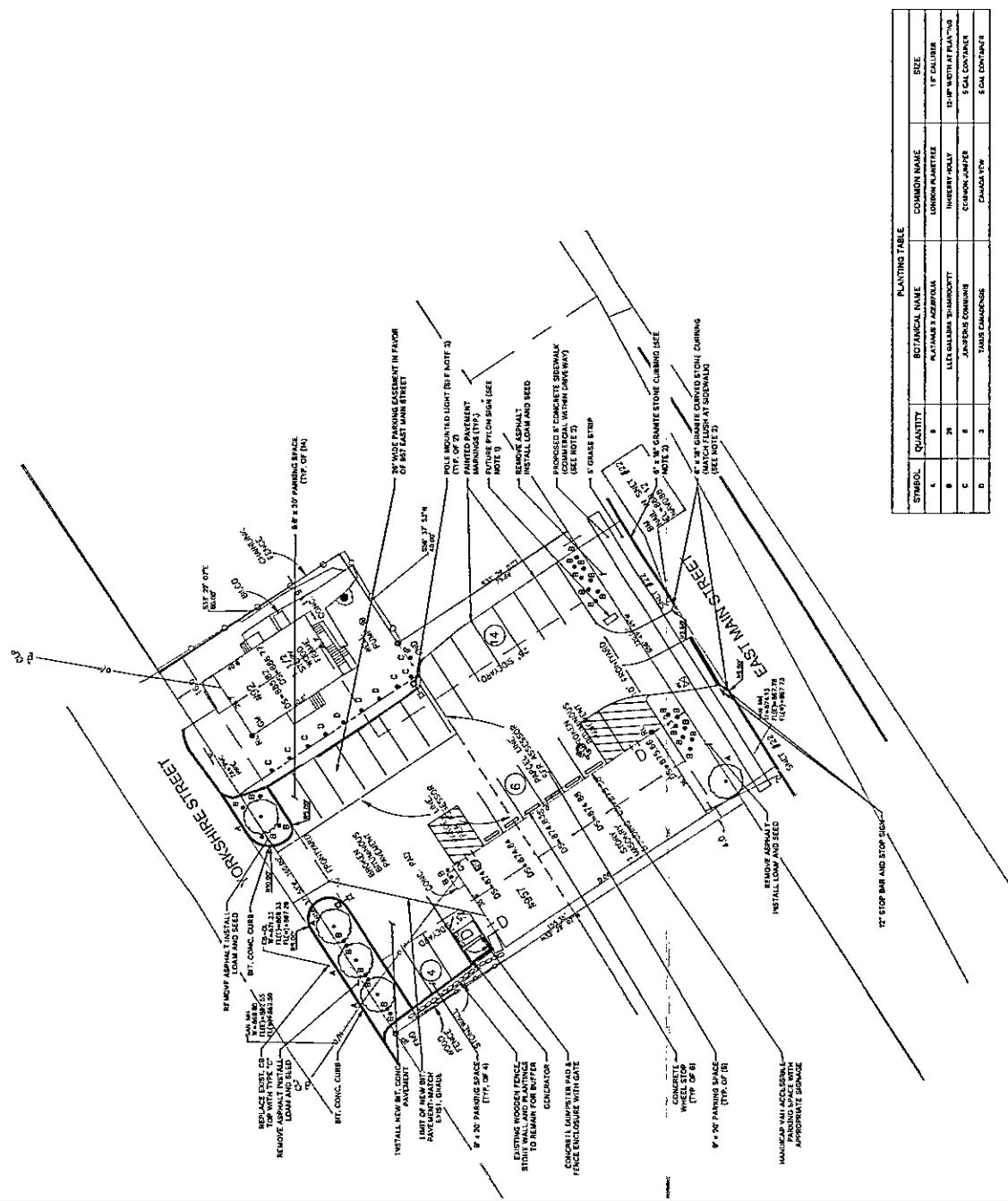
NO.	DATE	BY	DESCRIPTION
1	10/18/2022	JK	ISSUED FOR PERMIT
2	10/18/2022	JK	REVISED PER CITY COMMENTS
3	10/18/2022	JK	REVISED PER CITY COMMENTS
4	10/18/2022	JK	REVISED PER CITY COMMENTS
5	10/18/2022	JK	REVISED PER CITY COMMENTS
6	10/18/2022	JK	REVISED PER CITY COMMENTS
7	10/18/2022	JK	REVISED PER CITY COMMENTS
8	10/18/2022	JK	REVISED PER CITY COMMENTS
9	10/18/2022	JK	REVISED PER CITY COMMENTS
10	10/18/2022	JK	REVISED PER CITY COMMENTS

THE COLLECTIVE
 957 EAST MAIN STREET
 TORRHINGTON, CONNECTICUT

SITE PLAN

SP-1
 SHEET NUMBER

- NOTES**
1. PAVING AND OTHER DRAINAGE TO BE APPROVED UNDER SEPARATE PERMIT.
 2. ALL WORKMENTS WITHIN 8' OR MORE TO BE COMPLETED IN ACCORDANCE WITH CITY OF TORRHINGTON ENGINEERING DEPARTMENT AT EAST MAIN STREET (BOUETT 202) IMPROVEMENT PLANS.
 3. LUMINAIRIES TO BE INSTALLED AS SHOWN. SEE LUMINAIRIES - OUTDOOR AREA LIGHTING LUMINAIRIES TO BE INSTALLED AS SHOWN (BOUETT 202).



PLANTING TABLE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
A	1	FRAXINUS JACOBINAE	COMMON HAWTHORN	1 1/2" CALIBER
B	24	LEUCALICIA THUNBERGII	WINTER HOLEY	1 1/2" W/WHY AT PLANTING
C	8	JASPERIS COMBINE	COMMON JASPER	5 GAL CONTAINER
D	3	TRIFOLIUM DUMOSUM	CHAMUNA W/WHY	5 GAL CONTAINER



**EAST-WEST
ENGINEERING**
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HARTFORD, CT 06103
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FAX: 860-234-1101
WWW.EASTWEST-CT.COM

THE COLLECTIVE
1000 PARK STREET
HARTFORD, CT 06103

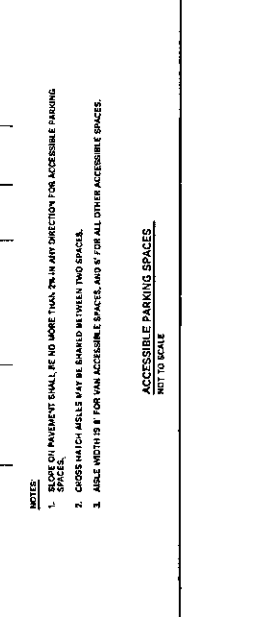
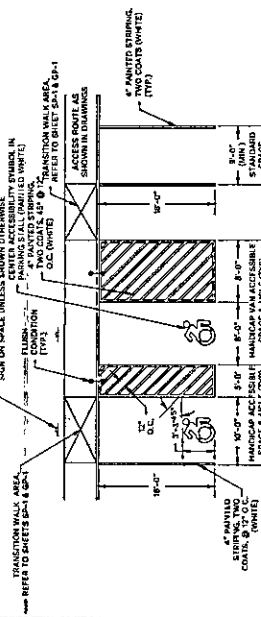
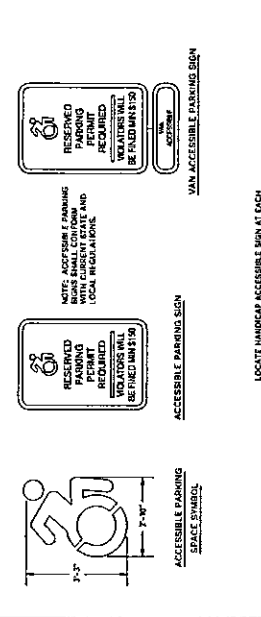
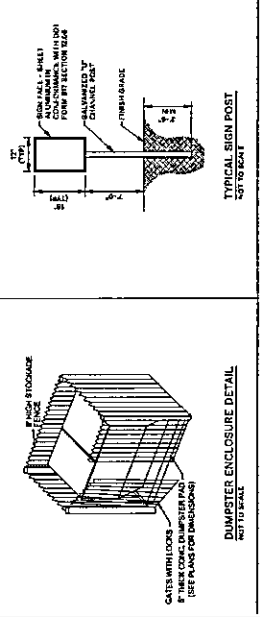
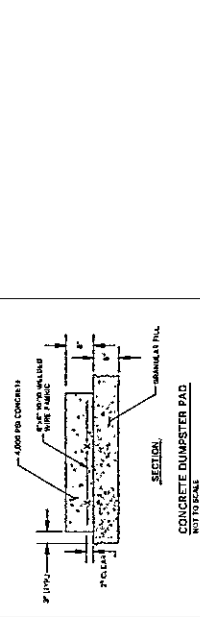
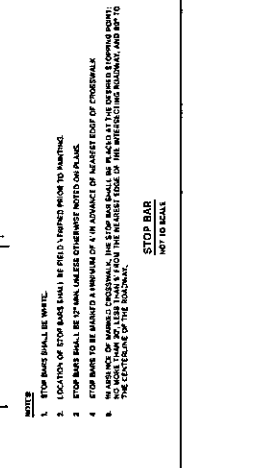
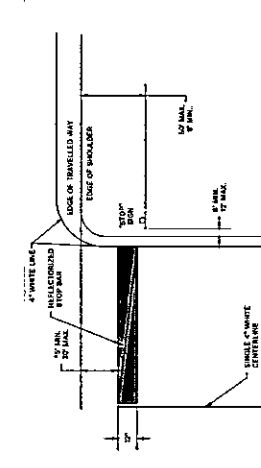
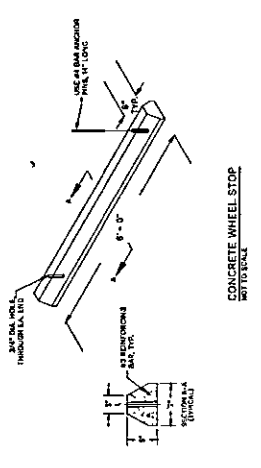
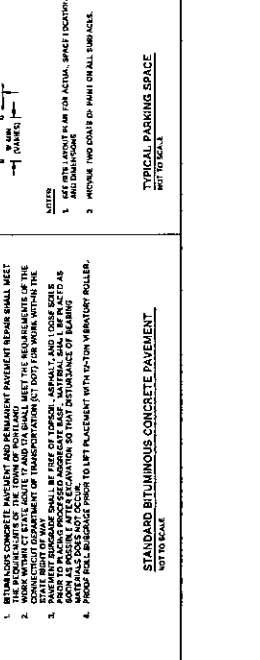
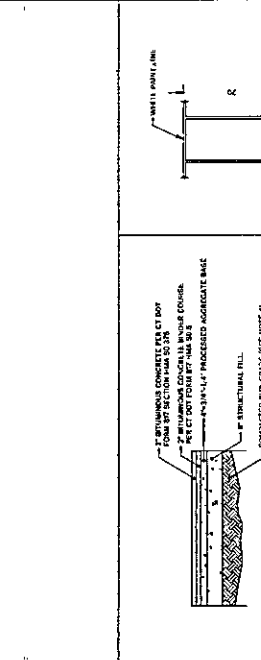
OWNER
ROSS, JAMES A. &
ROBERT C. & RICHARD
28 SILVERDALE DRIVE
COLLEEN, CT 06021

NO.	DATE	DESCRIPTION
1	10/11/2011	ISSUED FOR PERMIT
2	10/11/2011	ISSUED FOR PERMIT
3	10/11/2011	ISSUED FOR PERMIT
4	10/11/2011	ISSUED FOR PERMIT
5	10/11/2011	ISSUED FOR PERMIT
6	10/11/2011	ISSUED FOR PERMIT
7	10/11/2011	ISSUED FOR PERMIT
8	10/11/2011	ISSUED FOR PERMIT
9	10/11/2011	ISSUED FOR PERMIT
10	10/11/2011	ISSUED FOR PERMIT

THE COLLECTIVE
957 EAST MAIN STREET
TORRINGTON, CONNECTICUT

**SITE
DETAILS**

CD-1
SHEET NUMBER



NOTES

1. THE SPACE PLAN FOR ACTUAL SPACES, LOCATION AND DIMENSIONS.
2. MINIMUM TWO COATS OF PAINT OR ALL SURFACES.
3. MINIMUM TWO COATS OF PAINT OR ALL SURFACES.

NOTES

1. BITUMINOUS CONCRETE PAVEMENT AND REPAIRS SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION (CT DOT) FOR WORK WITHIN THE STATE RIGHT OF WAY.
2. WORK WITHIN CT STATE RIGHT OF WAY SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION (CT DOT) FOR WORK WITHIN THE STATE RIGHT OF WAY.
3. ALL MATERIAL SHALL BE PLACED AS SHOWN IN THE DRAWINGS AND SHALL BE PLACED TO THE DISTANCE OF FINISHING.
4. PROOF ROLL SURFACE PRIOR TO LEFT PLACEMENT WITH 10-TON VIBRATORY ROLLER.

NOTES

1. STOP MARKS SHALL BE WHITE.
2. LOCATION OF STOP MARKS SHALL BE FIELD NOTED PRIOR TO MARKING.
3. STOP MARKS SHALL BE 12" MIN. (MINIMUM) HEIGHT NOTED ON PLANS.
4. STOP MARKS TO BE MARKED A MINIMUM OF 4" IN ADVANCE OF REAR END OF CROSSWALK.
5. IN AREAS OF MARKED CROSSWALKS, THE STOP MARK SHALL BE PLACED AT THE REAR END OF CROSSWALK TO WORK WITHIN THE STATE RIGHT OF WAY.
6. THE STOP MARK SHALL BE PLACED AT THE REAR END OF THE INTERSECTING ROADWAY, AND NOT TO THE FRONT OF THE STOPWALK.

NOTES

1. SPACE ON PAVEMENT SHALL BE NO MORE THAN 7/8" IN ANY DIRECTION FOR ACCESSIBLE PARKING.
2. CURBS WHICH ASKES MAY BE SHAVED IN THRESH TWO SPACES.
3. ASKES WITHIN 8' FOR VAN ACCESSIBLE SPACES, AND 8' FOR ALL OTHER ACCESSIBLE SPACES.

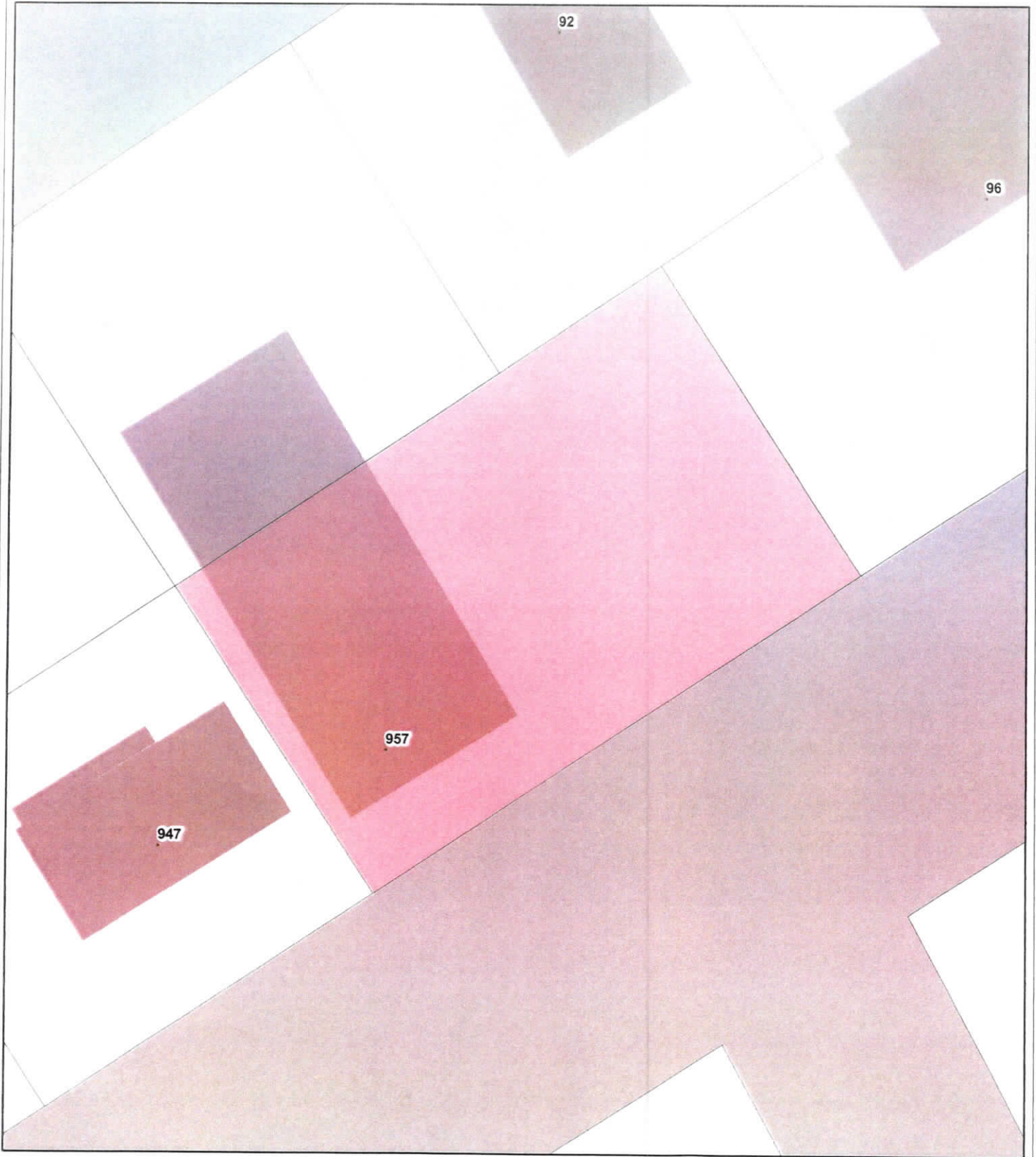
NOTES

1. LOCATE HANDICAP ACCESSIBLE SIGN AT EACH CENTER OF ACCESSIBLE SYMBOL IN TRANSITION WALK AREA.
2. CENTER ACCESSIBILITY SYMBOL IN TRANSITION WALK AREA.
3. 4" PAINTED STRIPING, 18" WIDE, TO BE PLACED ON TRANSITION WALK AREA.
4. 4" PAINTED STRIPING, 18" WIDE, TO BE PLACED ON TRANSITION WALK AREA.
5. 4" PAINTED STRIPING, 18" WIDE, TO BE PLACED ON TRANSITION WALK AREA.
6. 4" PAINTED STRIPING, 18" WIDE, TO BE PLACED ON TRANSITION WALK AREA.
7. 4" PAINTED STRIPING, 18" WIDE, TO BE PLACED ON TRANSITION WALK AREA.
8. 4" PAINTED STRIPING, 18" WIDE, TO BE PLACED ON TRANSITION WALK AREA.
9. 4" PAINTED STRIPING, 18" WIDE, TO BE PLACED ON TRANSITION WALK AREA.
10. 4" PAINTED STRIPING, 18" WIDE, TO BE PLACED ON TRANSITION WALK AREA.

City of Torrington, Connecticut - Assessment Parcel Map

Map/Block/Lot 133/012/007

Address: 133/012/007



Approximate Scale: 1 inch = 27 feet

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of Torrington and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced: August 2022

Torrington

Unique ID: 9572

Card No: 1 Of 1

Location: 957 E MAIN ST		Mapcity: 133/012/007	Zone: LB	Date Printed: 10/6/2022
Owner Of Record: ROSS JAMES A & ROBERT C & RICHARD		Neighborhood: C3	Exempt: No	Last Update: 10/5/2022
C/O EASTEND MOTORS INC. 25 SILHOUETTE DR. COLEBROOK, CT 06021		Volume/Page: 0541/0852	Date: 9/20/1991	Valid: No
Permit Number: 14-1759		Date: 8/28/2014	Permit Description: STRIP & REROOF	Appraised Value: 83,160
Census/Tract: 3105-0N		Supplemental Data: Vision PID	9944	Total Building Value: 109,702
Dev Map ID				Total Outldg Value: 3,668
GIS ID				Total Market Value: 196,530
Route				
District				
Utilities				
Land Type: Primary Site		Acres: 0.22	490: 0.00	2018: 56,060
Total: 0.2200		Total Value: 83,160		2019: 58,210
Assessment History (Prior Years as of Oct 1)		2020: 58,210	2021: 58,210	2022: 58,210
Land	58,210	58,210	58,210	58,210
Building	76,790	76,790	76,790	76,790
Outbuilding	2,570	2,570	2,570	2,570
Total	137,570	137,570	137,570	137,570
8/21/2008 NORTHWESTERN CT TRANSIT Offices and 3 bays 3 OH Doors 10' wide 2 lights, 1 lift light		Comments:		Application Date: 0.00

Revaluation Date: 10/1/2019

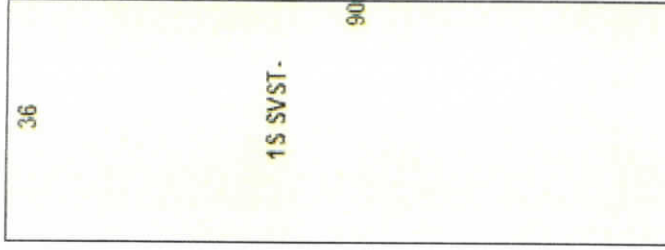
Information may be deemed reliable, but not guaranteed.

Unique ID: 9572

Torrington

Location: 957 E MAIN ST

Unit



Commercial Building Description

Description	Area/Qty
Base Value	3240
Cooling - Central	875
Feature 1 - Lift	1
Building Use	
Automotive	
Masonry and Wood Frame	
Overall Condition	
Average	
Construction Quality	
Average	
Stories	1.00
Year Built	1964
Remodel	
Percent Complete	100
GLA	3240

Basement

Basement Area 0

HVAC

Heating Type FHA Non Duct
 Fuel Type Oil
 Cooling Type Central

Interior

Floors Concrete/Carpet
 Walls Masonry

Wall Height

Exterior

Exterior Walls Concrete Block/Brick

Roof Type Other

Roof Cover

Special Features

Lift 1

Attached Component Computations

Type	Yr Bt	Area/Qty

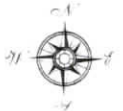
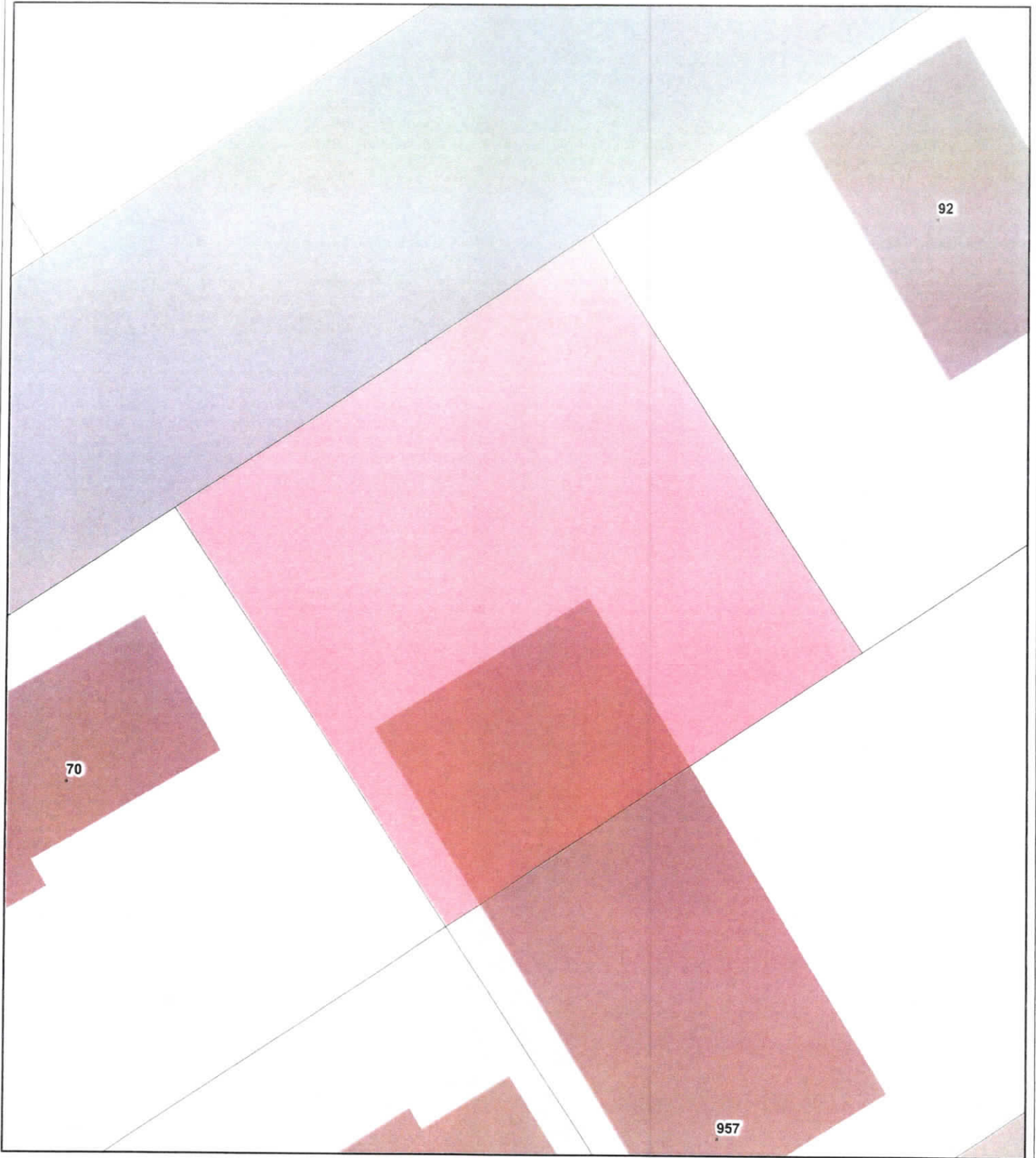
Detached Component Computations

Type	Year	Condition	Area/Qty	Type	Year	Condition	Area/Qty
Paving	1999	Average	5000				
Poles	1999	Average	3				

City of Torrington, Connecticut - Assessment Parcel Map

Map/Block/Lot 133/012/015

Address: 133/012/015



Approximate Scale: 1 inch = 21 feet

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of Torrington and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced: August 2022

Unique ID: 9573

Torrington

Location YORKSHIRE ST

Unit

Commercial Building Description

Description

Area/Qty

Building Use
 Class
 Overall Condition
 Construction Quality
 Stories
 Year Built
 Remodel
 Percent Complete
 GLA

Basement

Basement Area

HVAC

Heating Type
 Fuel Type
 Cooling Type

Interior

Floors
 Walls
 Wall Height

Exterior

Exterior Walls

Roof Type

Roof Cover

Special Features

Attached Component Computations

Type
 Yr Bld
 Area/Qty

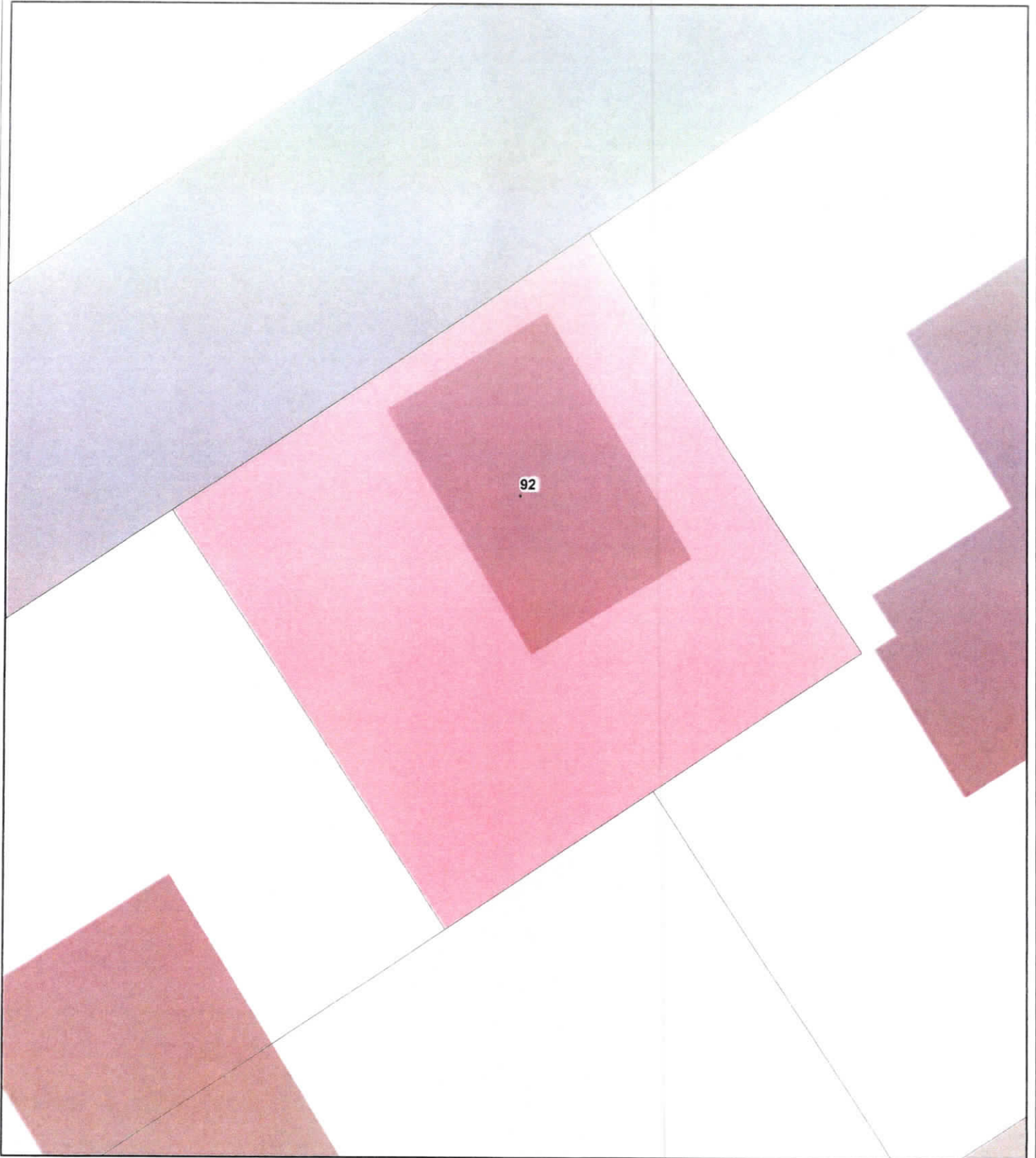
Detached Component Computations

Type
 Year
 Condition
 Area/Qty
 Type
 Year
 Condition
 Area/Qty

City of Torrington, Connecticut - Assessment Parcel Map

Map/Block/Lot 133/012/019

Address: 133/012/019



Approximate Scale: 1 inch = 21 feet

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of Torrington and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced: August 2022

Unique ID: 9570

Torrington

Card No: 1 Of 1

Location: 92 YORKSHIRE ST

Map Id: 133/012/019

General Description	Description	Area/Qty
Building Use	Two Family	
Units	Average	1620
Overall Condition	Class	08
Stories	Design (Style)	1.40
Construction	Year Built	1930
Percent Complete		100

Foundation	Attached Components
Basement Area	Wood Deck
Finished Basement	Enclosed Porch
Garage Bays	Wood Deck
Outside Entry	Wood Deck
Sump Pump	

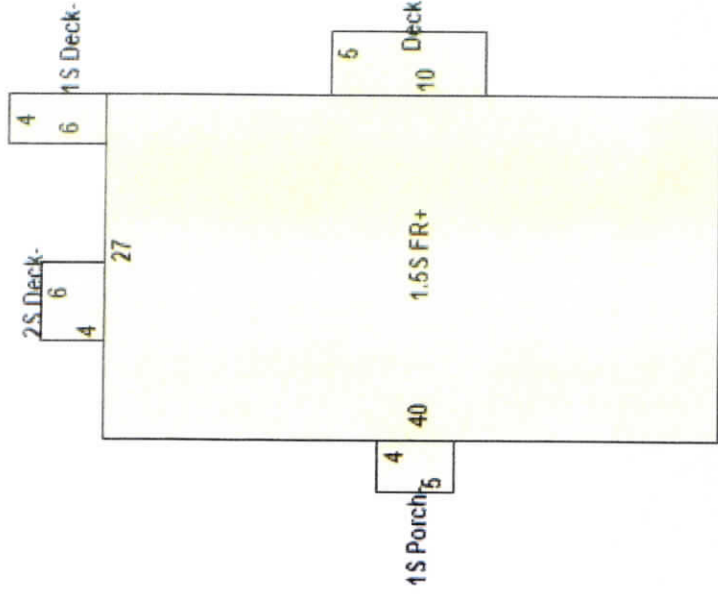
HVAC	Interior	Exterior
Heating Type	Floors	Exterior
Fuel	Attic Access	Roof Cover
Cooling Type	Walls	Roof Type
	Bath Cond	Special Features
	Kitchen Cond	Type

Count/Area
Total Bedrooms
Total Kitchens
Total Full Baths
Total Half Baths

Room Summary
Total Bedrooms
Total Kitchens
Total Full Baths
Total Half Baths

Total Building Value: 75,582

Detached Component Computations			
Type	Year	Condition	Area/Qty



Room Summary			
Total Bedrooms	Total Kitchens	Total Full Baths	Total Half Baths
9	4	2	2
0	0	0	0

957 East Main Street, Torrington - Site Photos



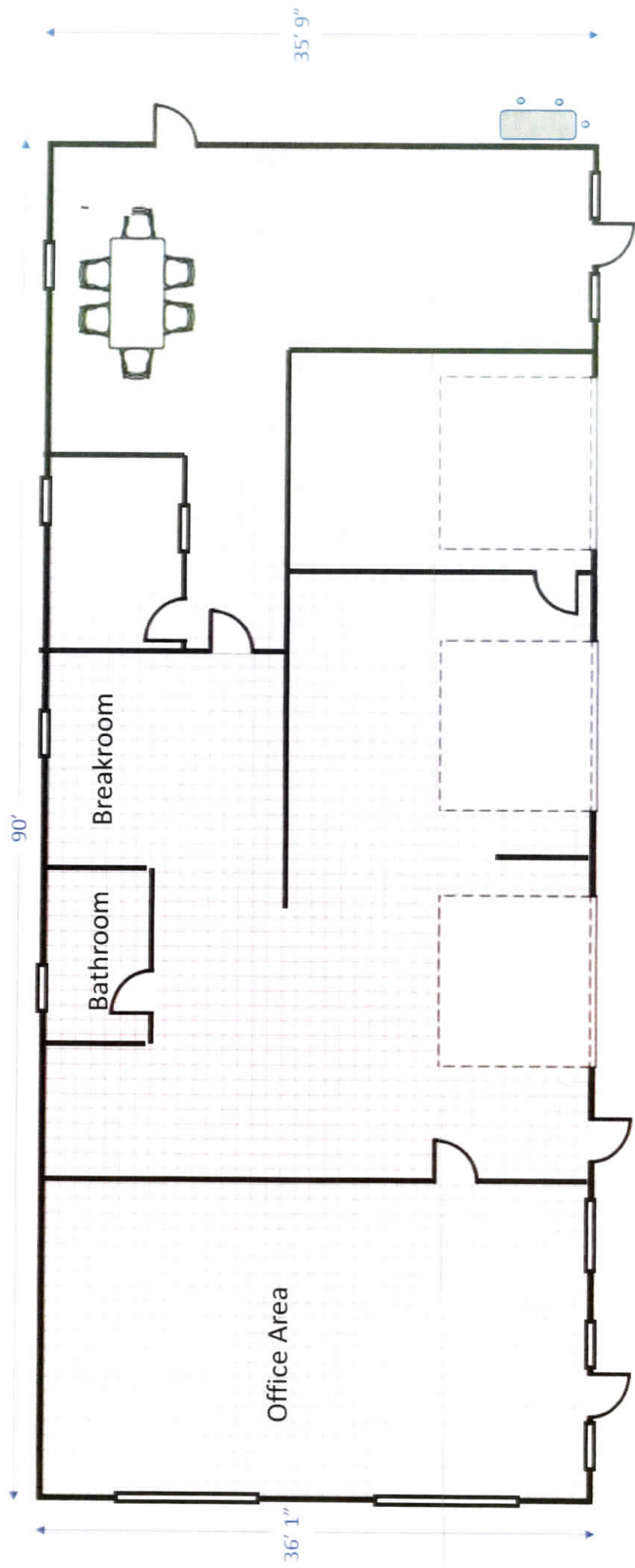
Bird's Eye View, Torrington GIS



View Facing E. Main Street



957 East Main Street, Torrington
Current Floorplan (est. & not to scale)



957 East Main Street, Torrington

Future Floorplan (not to scale, for discussion only)

