

City of Torrington  
140 Main Street  
Torrington, CT 06790  
860-489-2220

**From:** Jeremy Leifert <Jeremy\_Leifert@torringtonct.org>  
**Sent:** Thursday, September 30, 2021 3:10 PM  
**To:** Martin J Connor <Martin\_Connor@torringtonct.org>  
**Subject:** RE: Sp Ex #21-09 and Site Plan #1378, 861 New Harwinton Road

Marty,

I have reviewed the updated plans and additional information submitted for this application. After review, my initial comments below on wetlands and landscaping from the previous email are unchanged. Here are some additional/revised comments for Lighting and Signage:

Lighting – All proposed new signs on the property are proposed to be internally lighted. All new lighting that is proposed related to the gas canopy, signage, or other site improvements should be added to the plans and a photometric plan should be included to show compliance with lighting regulations. All exterior lighting proposals shall be in accordance with the requirements of section 5.17 of the zoning regulations.

Signage – I have reviewed the updated proposals for signage for the site, and this revision has been updated with free standing, gas canopy and building signage details.

- The new internally lighted building sign “Gulf Express” appears to be replacing the existing “Sam’s” sign at the same size, and does not need approval.
- The proposed gas island and internally lighted gas canopy signage meets the sign regulation requirements and should obtain approval through a site plan approval and subsequent sign permit
- The proposed new/replacement internally lighted free standing sign meets the sign regulations for height, location and size and should obtain approval through a site plan approval and subsequent sign permit
- All new signage shall be permitted in conformance with section 5.15 of the zoning regulations. Any new proposed signs of over 32 square feet will require site plan approval.

Jeremy

**From:** Jeremy Leifert

**Sent:** Wednesday, July 14, 2021 12:49 PM

**To:** Martin J Connor <[Martin\\_Connor@torringtonct.org](mailto:Martin_Connor@torringtonct.org)>

**Subject:** Sp Ex #21-09 and Site Plan #1378, 861 New Harwinton Road

Marty,

I have reviewed the information submitted for the proposed exterior site changes and proposed addition of gasoline pumps and sales at 861 New Harwinton Funston Avenue under site plan application #1377, and offer the following comments:

Wetlands – A watercourse is conveyed underground adjacent to this property and is shown as a 24” concrete pipe off of the northeast property boundary. There is no proposed disturbance to the underground infrastructure conveying the watercourse. The “daylighted” areas of the watercourse near the inlet and outfall on adjacent properties are greater than 100 feet from the proposed site. Therefore, no wetlands permits are required for this application. This constitutes a favorable wetlands report for this application.

Landscaping – The landscaping plan as proposed in the “S&E and Landscaping Plan” sheet is acceptable.

Lighting – No additional outdoor lighting appears to be proposed as part of this plan. If any new lighting is proposed related to the gas canopy or other site improvements, it should be added to the plans and a photometric plan should be included to show compliance with lighting regulations. All exterior lighting proposals shall be in accordance with the requirements of section 5.17 of the zoning regulations.

Signage – The plans call for removal of the existing free standing sign and addition of a new free standing sign in the same southwestern corner of the property. There does not appear to be a note in the plans on the proposed dimensions of the sign. Information on the dimensions and area of the free standing sign should be added to the plans. It appears that no other commercial signage is proposed as part of this application. All new signage shall be permitted in conformance with section 5.15 of the zoning regulations. Any new proposed signs of over 32 square feet will require site plan approval.

Thanks,

Jeremy Leifert, AICP/CZEO  
Assistant City Planner  
Zoning and Wetlands Enforcement Officer  
City of Torrington  
140 Main Street, Room 324  
860-489-2221