

# City of Torrington

ENGINEERING DEPARTMENT  
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## Memorandum

To: Martin Connor, City Planner  
Jeremy Leifert, Zoning and Wetlands Enforcement Officer

From: Paul Kundzins, P.E. - Deputy Director of Public Works - City Engineer

Date: September 14, 2021

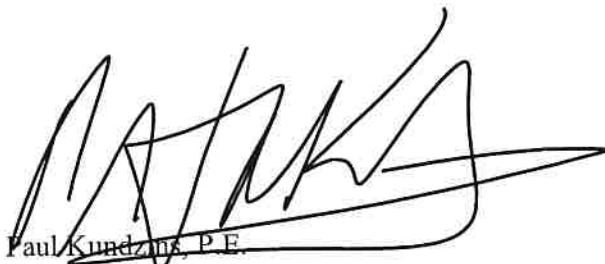
**RE: Engineering Review – Proposed Zoning Change (Map Block Lot 136/006/001) from Residential to Local Business**

**Applicant: Allan Borghesi**

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I have reviewed the above application, supporting plans and documentation, and provide the following comments:

1. Submitted supporting document:
  - a. Application for Zone Map Change
  - b. Dibble Street Survey
  - c. 500' radius, Zone Change Map
2. The applicant has requested a Zoning change from residential to local business for the parcel known as (Map Block Lot 136/006/001).
3. It is noted that the parcel in question has frontage on Dibble Street and will allow the opportunity to be combined with other abutting parcels (Zoned LB) that front on East Main Street. Should all these parcels be combined to form a common larger parcel and or development, access should be limited to East Main Street only.



Paul Kundzins, P.E.  
Deputy Director of Public Works - City Engineer

## Martin J Connor

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**From:** Jeremy Leifert  
**Sent:** Wednesday, September 15, 2021 12:57 PM  
**To:** Martin J Connor  
**Subject:** Zone Change Application (R10s to LB), Dibble Street 136/006/001

Marty,

I have reviewed the information submitted for this proposed zone change from R10s to LB, and offer the following comments:

Wetlands – There appear to be wetlands adjacent to and possibly within the western boundary of this property. Any future development proposals will require an updated wetlands survey and permitting from the Torrington Inland Wetlands Commission. This constitutes a favorable wetlands report for this application.

Landscaping – No new landscaping appears to be proposed or is recommended as part of this application.

Lighting – No additional outdoor lighting appears to be proposed as part of this plan. All future exterior lighting proposals shall be in accordance with the requirements of section 5.17 of the zoning regulations.

Signage – It appears that no other signage is proposed as part of this application. All future signage proposals for this site 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