

City of Torrington

ENGINEERING DEPARTMENT
(860) 489-2234



140 Main Street • City Hall
Torrington, CT 06790-5245
Fax: (860) 489-2550

Memorandum

To: Jeremy Leifert, City Planner
Nate Nardi-Cyrus, Assistant City Planner/ZEO/IWEO

From: Paul Kundzins, PE - Deputy Director of Public Works - City Engineer

Date: November 27, 2023

RE: Engineering Review No. 1 - Site plan Application for 93 Main Street

Applicant: Allied Engineering Assoc Inc

This memo is in reference to plans submitted titled:

Hampton Inn Property Improvements prepared for Yankee Pedlar Inn (Jayson Hospitality LLC)
prepared by Allied Engineering Associates Inc

- C-1 Existing Site Plan dated 7/10/2023
- C-2 Site Demolition Plan dated 7/10/2023
- C-3 Proposed Site Layout Plan dated 7/10/2023
- C-4 Proposed Site Grading/Drainage Plan dated 7/10/2023
- C-5 Proposed Site Utility Plan dated 7/10/2023
- C-6 Proposed Site Landscaping Plan dated 7/10/2023
- C-7 Proposed Site Lighting Plan dated 7/10/2023
- C-8 Proposed Details dated 7/10/2023
- C-9 Proposed Details dated 7/10/2023
- ES-1 Sedimentation Control Plan dated 7/10/2023
- ES-2 Sedimentation Control Plan dated 7/10/2023

The Engineering Department has the following comments: (please refer to the below item numbering when responding):

1. Show north arrow and bar scale on all plan design sheets.
2. Confirm the abandonment and reason for removal of the (4) four existing manholes in the upper parking lot. What is current or was former use?
3. C-2 the removal red hatching includes the retaining wall on Maiden Lane— confirm
4. C-2 – Show the complete extent of sidewalk removal and replacement on Maiden Lane up to and including Prospect Street. Replacement of existing concrete curb and sidewalk shall be new granite curbing and new sidewalk concrete.
5. C-5 – Show the complete extent of electrical conduit on Maiden Lane up to and including Prospect Street.
6. C-5 – Confirm electrical conduit trenching against existing retaining walls will not affect the integrity of the walls.
7. C-3 – Proposed granite curb detail reference 3-C-8 should be replaced with detail showing concrete sidewalk.

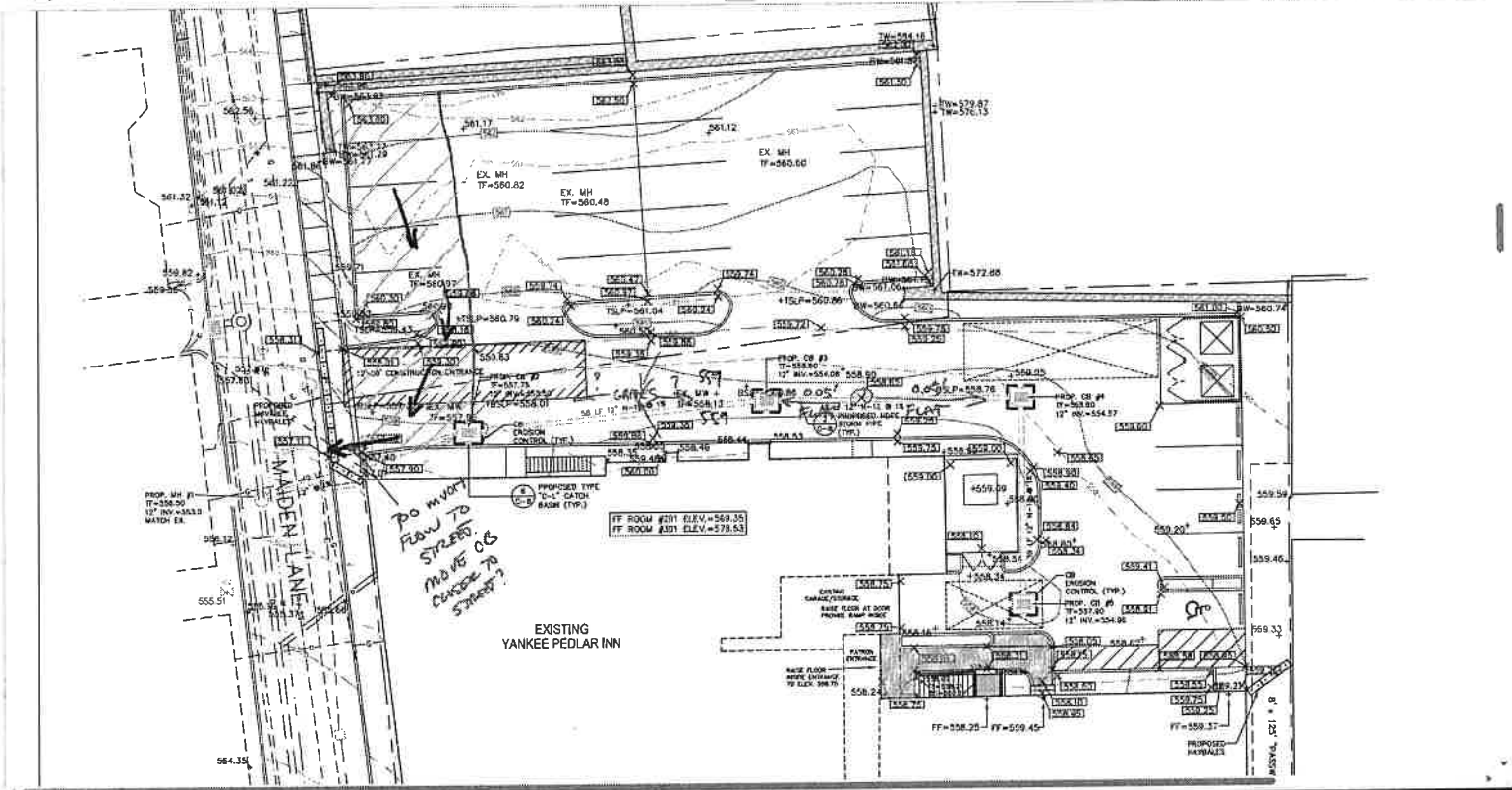
8. C-3 – Why is granite curb shown as transitional and then flush opposite parking stall No. 2/3 (these are existing conditions and should be replaced with full face curb)
9. C-4 – how can hay bales be “movable” when the detail requires they be staked and backfilled with excavated trench material and tamp compact soil around them? It is not practical to do this every day – confirm.
10. How will the haybales be installed on the paved surface of the Passway?
11. C-3/C-8 Granite curb as per City detail is not “flush” at gutter – see Detail 7-C-8.
12. All removed Granite curb is property of the City of Torrington and shall be salvaged and delivered to City public Works Yard or reused.
13. C-3 – All areas of disturbed asphalt on Maiden Lane will require pavement restoration as per City detail section 1.4 and 1.5 to be included in the design details sheets.
14. C-3 – What is intent of the annotation “Ramp” in the sidewalk?
15. C-3 – Add this note to drawing: “During sidewalk construction the sidewalk shall be signed as closed at Prospect Street and at Main Street directing pedestrians to use other sidewalk”.
16. C-4 - Pipe from CB 2 to MH1 shall be reinforced concrete pipe (RCP).
17. Applicant shall be responsible for the structural integrity of all the existing stone retaining walls on the property.
18. C-5 there is no conduit shown to the light pole next to the lighted sign at the driveway entrance.
19. C-6 – the proposed trees along Maiden Lane appear to be in conflict with the proposed lighting conduit – confirm
20. C-4 - the pipe from CB4 to CB5 appears to be in conflict with the street light pole – confirm.
21. C-3 – the pipe from CB2 to MH 1 appears to be in conflict with the bollard light foundation – confirm.
22. Confirm the double lighted identification sign will not obstruct sight lines to the west.
23. C-4 drainage
 - a. there appears to be a significant portion of the parking lot that drains into the street (green hatched area on marked up attachment). CB 2 should be moved closer to the street or the site re-graded to minimize the amount of runoff across the sidewalk and into the street.
 - b. See marked up attachment – the area between CB3 and CB2 needs more grades to understand the direction of the flow.
 - c. The area between CB3 and CB4 appears to be very flat at 0.5 inch drop over 25 feet in both directions, confirm.
24. RE: Roof water from existing building - Show rain water leader downspouts from existing buildings
25. Confirm that the 15” storm sewer pipe on Maiden Lane will support the additional flow from this development and confirm as supported by calculations that no attenuation of flows from the site is required.
26. There appears to be an encroachment on the north property boundary from the back of 19 Mason Street and side of 111 Main Street properties – show building and stone wall on the plan and confirm permission.
27. Does the garage access for back of 19 Mason Street have a deeded access easement ?
28. Confirm accessible route from parking to building meets ADA requirements for grading.

The Engineering Department is withholding approval of this site plan application at this time.

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



Paul Kundzins
2023.11.27 16:
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City Of Torrington



WATER POLLUTION CONTROL AUTHORITY
140 Main Street
Torrington, CT 06790-5245

Tel: (860) 485-9166

MEMO

TO: Jeremy Leifert, City Planner

FROM: Edward F Tousey 3rd, WPCA Administrator

DATE: 11-20-23

RE: 93 Main Street Renovations

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WPCA Comments:

1. Applicant shall submit application for Sewer Discharge Permit.
2. Applicant to provide additional information to include the following:
 - a. Days per week of operation for each operation in building
 - b. Proposed water consumption for each unit in building (i.e., Hotel, Restaurant(s), retail stores...)
 - c. Number of permanent and part time employees
 - d. Average number of meals served per day for any restaurants in the building.
 - e. Square Footage of each independent unit in the building. (i.e., Hotel, Restaurant(s), retail stores...)
 - f. Existing use of all units in the building.
 - g. Number of Guest rooms.
3. Utility Drawings shall show all sanitary sewer laterals and connection points to public sewer.
4. Restaurant(s) shall comply with State of Connecticut "General Permit for the Discharge of Wastewater Associated with Food Preparation Establishments."
 - a. All Operations shall use Best Management Practices to minimize the amount of fats, oil and grease that are discharged to the public sewer.
 - b. Shall have on file with the WPCA a completed Fats, Oil and Grease Application and Permit.
5. Capacity Reserve Fee shall be paid prior to commencement of discharge. (Fee will be calculated upon receipt of all items in #1 & #2 Above)
6. 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.

- a. The owner/Applicant shall contact WPCA to inspect the building for compliance with chapter 170-14 of Torrington Code.
7. All Operations shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.
8. For additional information or questions contact WPCA (860) 485-9166

ARCHITECTURAL REVIEW COMMITTEE

MINUTES

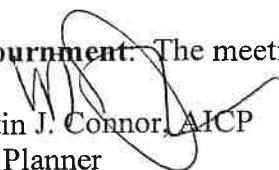
Thursday, December 3, 2015

Present: Mark Trivella, Chairman
Martin Connor, Member and City Planner
Ed Fabbri, Member and City Engineer
Roberta Boe, Member
Jim Bobinski, Member
Absent: Robert Mileti, Member
John Sullivan, Member

1. **Call to Order:** Mr. Trivella called the meeting to order at 5:00 p.m. in Room 324, Land Use Office, City Hall, 140 Main Street, Torrington, CT.
2. **Roll Call:** Mr. Trivella announced present and serving were Mr. Connor, Mr. Fabbri, Mr. Bobinski and Mrs. Boe.
3. **Approval of Minutes 10/22/15:** Motion by Mrs. Boe, 2nd by Mr. Fabbri to accept the minutes from 10/22/15. Motion carried unanimously.
4. **New Business:**
 - a. Applicant: Ashok Patel (Jayson Hospitality LLC)
Location: 93 Main Street, Yankee Pedlar
Proposal: Façade and signage changes to building, parking lot

Robert Gilchrest, Project Manager, Allied Engineering, Jay Patel from the Yankee Pedlar, Construction Manager, Tom Cook, United Construction and Interior Designer Chris Brennan appeared before the Committee to discuss façade changes, parking lot upgrades, lighting, signage and landscaping improvements to the Yankee Pedlar. The changes will give a presence to the rear of the property by carrying the color scheme of the front around to the rear. The rear entry will be significantly improved and will become the main entrance for guests. The parking lot will be regraded, have new drainage installed, new lighting, landscaping and signage. The parking lot will have a new circulation pattern, which will allow much better delivery, drop off area for luggage and lined spaces for guest parking. The signs shown on the plans are placeholders in that their final design has not received final approval from Best Western. The exterior of the building will be cleaned up significantly by removing various appendages, old lighting, and miscellaneous signs. The Committee asked that the street address be added to the front entrance to the building to which the applicant agreed. The Committee applauded the applicants for the thoughtful upgrades to the building proposed. Motion by Mrs. Boe, 2nd by Mr. Fabbri to make a favorable recommendation on the project to the Planning & Zoning Commission. Motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:30 p.m.


Martin J. Connor, AICP
City Planner

cc: ARC, PZC, Mayor, Applicants, Planning and Zoning Commission