

CITY OF TORRINGTON



Land Use Office
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City of Torrington website: www.torringtonct.org

To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: February 13, 2020
RE: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North, Assessor's Map 219 Block 001 Lots 85 & 48, construct 4 buildings, 120 units total, fifty-five and over residential community

TDF Enterprises LLC, Daniel J. Ferraina, Manager, has filed Special Exception and Site Plan applications to construct 4 buildings, 120 units total, fifty-five and over residential community per Zoning Regulation Sections 6.8, Multi-family Residences and 6.12 Active Adult Housing. The property is 37.77 acres in size and is located in the R-15 Zone. The property had previously received Subdivision approval from the Planning & Zoning Commission for construction of a 71 lot Subdivision and associated roadways, known as Greenbriar Estates Phase III. The approvals for the subdivision have expired. The four 3-story buildings will each contain 22-one bedroom and 8-two bedroom apartments. Two of the apartment buildings, clubhouse and pool will have access from the end of Wimbledon Gate North and will be called Upper West of Litchfield County. The other two buildings, clubhouse and pool will have access from Notting Hill Gate and will be called Lower East of Litchfield County. A community garden and walking trails are other amenities planned for the residents. Private driveways, sidewalks and parking lots will serve the residents in the age restricted, Active Adult community proposed. The development will be served by public water and sewer. The applicant has submitted plans and reports titled, "Site Development "Lower East and Upper West of Litchfield County 55 and Over Residential Community Prepared for TDF Enterprises LLC, Notting Hill Gate & Wimbledon Gate North, Torrington, Connecticut," dated 3/13/19, revised 1/15/20, by Hrica Associates, LLC, sheets C1-C25; "Project Report," by Hrica Associates dated 1/23/20; "Sediment & Erosion Control Report & Long Term Maintenance for Stormwater Quality," by Hrica Associates; and a Traffic Report, by Scott F. Hesketh, P.E., F. A. Hesketh & Associates, Inc., dated 12/4/19. City Staff has met with the applicant and his project development team to review and discuss the project.

In reviewing the application & plans and documents submitted, I have the following comments:

1. If the project is approved, all residents and their occupants shall comply with the requirements of the "55 and over Housing" exemption as set forth in the *Fair Housing Amendments Act* (42 U.S.C., Sec. 3601 et Seq.), the *Housing for Older Persons Act of 1955*, and in accordance with Federal Law. There shall be a governing document or restrictive covenant that shall be binding upon all occupants of all dwellings in the

development parcel that requires that no children under the age of eighteen years shall be permitted to reside in any dwelling, except by hardship exception granted by the Board of Directors or other governing body of the community. Such hardship exemption shall be granted only for children of an existing occupant, provided that the visitor occupants of any age shall be permitted to visit for up to four weeks of any calendar year. The restrictive language in the governing documents and in the restrictive covenant shall be approved by City Counsel and shall not be subject to revocation.

2. The applicant submitted a Traffic Report prepared by Scott F. Hesketh, P.E., F. A. Hesketh & Associates, Inc., dated 12/4/19 for Tom Defranzo regarding the project. Paul Kundzins, P.E., Assistant Public Works Director / City Engineer and Officer Steve Pisarski, Torrington Police Traffic Unit were provided copies of the Traffic Report for their review and comment. Mr. Hesketh's Traffic Report concludes as follows, "*Based on our analysis, it is our professional opinion that the traffic volumes associated with the proposed apartment development can readily be accommodated by the existing roadway network. The proposed site driveways are properly located with respect to adjacent intersections and with respect to available sight distances and are properly designed to accommodate the anticipated driveway volumes.*"
3. A referral was made to the Town of Litchfield on the project. No comments were received from the Town of Litchfield.
4. The plans conform to the specific Zoning requirements for the underlying R-15 Zone, Multi-family setback requirements, Multifamily design requirements of Section 6.8.8 – 6.8.16, the Active Adult Housing Density requirements of Section 6.12.2 and exceed the minimum gross area requirements of Section 6.12.4 for Active Adult Housing. The applicant in his presentation will need to discuss the General Standards for Special Exception approval per Section 8.2.2 of the Zoning Regulations.
5. A Grading Permit will be required prior to issuance of a Zoning Permit for the project. An E&S bond should be submitted prior to the start of construction. The bond should be in an amount acceptable to the City Planner in a form acceptable to the Corporation Counsel.

Other Staff Comments:

Architectural Review Committee: The ARC reviewed the project at their 1/2/20 & 1/16/20 Meetings. At the 1/20/20 meeting, Kenneth Hrica, P.E., Hrica Associates, LLC, Lisa Turoczi, Landscape Designer, Earth Tones, LLC, and Utkarsk K. Patil, Russell and Dawson Inc., Architects, were present to discuss the project. Mr. Hrica reviewed the Site Development Plan titled, "Lower East and Upper West of Litchfield County 55 and Over Residential Community Prepared for TDF Enterprises LLC, Notting Hill Gate & Wimbledon Gate North, Torrington, Connecticut," dated 3/13/19, revised 12/2/19, by Hrica Associates, LLC, sheets C1-C13. Mr. Hrica discussed the retaining walls, sight lighting, fencing and driveways. Ms. Turoczi reviewed the landscaping plan and plant list with the Committee. The landscaping around the buildings will utilize native plantings to keep a wooded look to the project. Red Maple street trees are proposed along the driveways. Screening around the dumpsters was discussed with using wood material not vinyl fencing on the gate screening the dumpsters recommended. Building D will have additional landscape plantings to provide screening for the neighboring properties on Notting Hill Gate. Mr. Patil reviewed the sample materials shown on the material board his firm

had prepared for the project. Upper floors siding: Certaineed Cedarboards D6” Rough Cedar Color: Colonial White. 1st floor siding: Hardieplank Lap siding Color: Iron Gray. Roof shingles: GAF Timberline Color: Charcoal. Motion by Mrs. Boe, to make a favorable recommendation on the project to the Planning & Zoning Commission, 2nd by Mr. Mileti. Motion carried unanimously.

Inland Wetlands, Landscaping, Lighting & Signage: Jeremy Leifert, Assistant City Planner, CZ&WEO, reviewed the plans and indicated in his e-mail memo to me dated 2/13/20 indicated:

*This is a follow-up email to the initial review email for this project sent on 1/2/2020, with updated comments based on submission of revised plans dated 1/15/2020. New notes are in **bold**.*

I have reviewed the information submitted for the proposed site development and construction of four (4) residential buildings containing 120 units of 55 and over housing at Notting Hill Gate and Wimbledon Gate North as part of Special Exception #19-03 and Site Plan #1324, and offer the following comments:

Wetlands – At the May 28, 2019 special meeting of the Torrington Inland Wetlands Commission, the Commission approved the proposed site development, in accordance with the terms, conditions and restrictions documented in Inland Wetlands permit #WC 19-05-04 and in accordance with all plans and documents in the application record. Any revisions to proposed activities within regulated upland review areas, wetlands or watercourses may require additional review or permit modifications from the Commission. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping –

- *In accordance with Section 5.11.5 of the zoning regulations, a minimum of 25 feet of existing vegetative buffer or landscaped buffer is required to remain along property boundaries. These regulations require a fifteen (15) foot buffer of existing vegetation plus an additional 10 feet of buffer adjacent to parking lots with greater than 50 spaces. It appears from the current development plans (Sheets C4, C5 and C6 of submitted plans) that provided buffers are currently inadequate near buildings B, C and D. Plans should be modified accordingly.*

Notes have been added to the plans to maintain a 25’ vegetative setback. However, several areas of the plans still show clearing and/or construction features close to this 25’ setback: grading and retaining wall construction near building B (sheet C4), sewer line install and cleared maintenance trail and other slope grading near building C (Sheet C5), and clearing and grading for installation of a stormwater retention feature near building D (sheet C6). The regulations require this entire 25 foot buffer area to contain existing vegetation or to be supplemented with landscaped buffer. Setbacks in these areas should be confirmed to comply with the setback in the sewer line area, the retaining wall locations, and the stormwater retention structures on the current plans and during construction.

- *Existing significant trees and specimen trees are not currently identified on the plans. Efforts should be made to identify and preserve any trees over 18” in diameter, and especially specimen trees (greater than 30” DBH) during site development that do not*

impact utilities, stormwater management, or building and parking lot/driveway construction.

- *The regulations also require (Section 5.11.4.B) intermediate planting islands when there are 15 or more parking spaces. The regulations allow, with certain conditions, a waiver of the requirements of the intermediate planting islands when combined into evenly distributed planting “clusters” throughout the parking lot. It appears from review of the plans that additional clusters should be added to: (1) The west side parking lot area near building A (no landscaping is present at the end of the parking row) and (2) between the clubhouse and parking lot near building C.*

Updated landscaping plans (Sheets C18-C22) appear to be compliant with the regulations.

- *A depiction of the “typical” parking lot planting cluster with proposed street tree and shrub species should be provided on the details pages, similar to the “water quality basin typical plan” provided on sheet C10.*

Detail on planting clusters and street trees have been updated and included in the full landscaping plan on sheets C18 through C22 of the submitted plans. The updated landscaping plans are compliant with the zoning regulations, and I recommend approval as submitted.

Lighting – *No new exterior building lighting or modifications to existing lighting appears to be proposed in this site plan. Proposed street/driveway and building lighting locations and lighting fixture details should be added to plans in accordance with Section 5.17 of the regulations.*

Photometric plans have been submitted (Sheets C23-C25) and appear to comply with section 5.17 of the zoning regulations. Streetlights installed at the intersections of the public streets (Wimbledon Gate North and Notting Hill Gate) should match existing lighting fixtures and poles on the public streets as closely as possible.

Signage – *it appears from the submitted plans that there is no signage proposed. Any new proposed signage may be submitted as a separate permit application in accordance with section 5.15 of the Torrington Zoning Regulations. Any real estate signage of less than 32 square feet, incidental signage (see definition in section 5.15.2) or on-site wayfinding signage is exempt from permitting.*

Other –

- *Zoning charts should be added with required information as outlined in sections 6.1.2 and 8.4.3.N of the zoning regulations. **Added***
- *All sheet numbers should be adjusted and renumbered (4 different sheets are labelled as C4, and 2 are labelled as C7). **Fixed***
- *Project start and completion dates should be adjusted in item B on sheet C7. **Fixed***

Engineering: Paul Kundzins, P.E., Assistant Public Works Director / City Engineer, comments are contained in his memo to me dated 2/12/20:

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

1. *Submitted supporting documents:*
 - a. *Site Plan Application*

- b. Traffic Impact Study – Dec 4, 2019*
 - c. Property Survey C-1 – 03/13/2019*
 - d. Existing Conditions Survey C-2 – 03/13/2019*
 - e. Overall Site Plan C-3 – 01/15/20*
 - f. Site Grading Plan C4-C7 - 01/15/20*
 - g. Site Utility Plan C8-C10 - 01/15/20*
 - h. Construction Notes & Details C11-C13 - 01/15/20*
 - i. Basin Details C14-C15- 01/15/20*
 - j. Sediment & Erosion Control Plans C-15A-C15B- 01/15/20*
 - k. Sedimentation & Erosion Control Plan Narrative C-16- 01/15/20*
 - l. Landscaping Plans C18-C22- Jan 2020*
 - m. Photometric Lighting Plans C23-C25- 01/15/20*
 - n. Traffic Impact Report – Hesketh – Dec 4, 2019*
 - o. Project Report – Hrica Associates LLC – Jan 23, 2020*
 - p. Sediment and Erosion Control Report - Hrica Associates LLC – not dated.*
- 2. The applicant has requested to construct 4 buildings, 120 units total, fifty-five and over residential community.*
 - 3. With regards to the submitted design plan package drawings C3-C21 please refer to the attached comments report “Summary of Comments on TDF Ent LLC Lower East and Upper West Eng. Review 2-11-20.pdf” (attached).*
 - 4. With regards to the Project Report – Hrica Associates LLC, dated Jan 23, 2020 , I provide the following comments:*
 - a. I confirm that the report indicates the site has been designed with a low impact development techniques such as each building site being a confined “pod” to minimize disturbance and reduce land sloping. Landscaping will include elaborate site native-plantings to match existing vegetation and screening and buffer zones.*
 - b. All but WQB#2 have Post-Dev flows less than Pre-Dev flows. Designer is to confirm the 100 year post-dev flow for WQB#2.*
 - 5. With regards to the Sediment and Erosion Control Report - Hrica Associates LLC, I provide the following comments:*
 - a. It is noted that the start of construction date as listed in the Project Report is Fall 2020 vs Summer 2020 on design plan C11. Should the project start in the fall there is a concern that the site will be stripped and bare soil will be exposed with excavation operations in the wet fall season and leading into the winter season with freezing conditions.*
 - b. In addition to the requirement by the Torrington Conservation Commission Memo dated January 19, 2020 Item 2, the applicant must provide season and weather specific detailed ESC plans and ESC control measures with construction schedule for excavation work during fall and winter months.*
 - 6. The Engineering Department endorses this application on the condition that the above comments are satisfactorily addressed and shown on revised design drawings and narratives, prior to construction.*

WPCA: Ray Drew, Public Works Director / WPCA Administrator, in a memo to me dated 12/30/19, had the following comments on the project:

- 1. Applicant shall submit application for Sewer Discharge Permit.*

- a. *Maximum Number of Occupants and Employees.*
- b. *Projected Occupancy and water consumption for Pools and Clubhouses.*
- 2. *Capacity Reserve Fee shall be paid prior to commencement of discharge; fee if applicable shall be calculated upon receipt of item #1.*
- 3. *Owner 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. Owner/Applicant shall contact WPCA to inspect building for compliance with chapter 170-14 of Torrington Code. Contact James Hilton 860-485-9166 to schedule inspection.*
- 4. *A sewer capacity model shall be performed from point of proposed connection manhole (WE02-100) to connection with West Interceptor manhole (WE02-941), any sewer segment that does not have sufficient capacity shall be upgraded.*
- 5. *New Sanitary Sewer Infrastructure (See WPCA Rules and Regulations for more specific design criteria)*
 - a. *All sewer infrastructures shall be contained within property limits.*
 - b. *Final As-Builts shall note that "Sanitary Sewer system is the responsibility of property owner". Copies shall be submitted to Department of Engineering.*
 - c. *Manholes*
 - 1. *All Manholes shall have 12" external infiltration shield at all joints.*
 - 2. *Manholes shall have exterior waterproofing.*
 - 3. *All manholes shall pass vacuum testing per WPCA regulations.*
 - 4. *Manhole covers shall not bear "City of Torrington" markings.*
 - 5. *City of Torrington WPCA no longer allows installation of steps in Manholes. While the sewer system will be private, we recommend elimination of Manhole Steps.*
 - 6. *Connection to Brick Manholes are not authorized, confirm with WPCA ESSM WE02-100 is precast concrete.*
 - 7. *Inside Drop Manhole detail does not meet city Specs*
 - d. *Sewers*
 - 1. *All Sewers shall be televised, with digital copies submitted to WPCA.*
 - 2. *All Sewers shall pass pressure test per WPCA Regulations*
 - 3. *All Sewers and manholes shall be cleaned prior to being placed in service, during cleaning debris shall be basketed and removed under no circumstances shall debris be flushed downstream.*
 - 4. *Sewers with slopes between 20% - 35% shall be anchored with concrete anchors equally spaced 36' OC.*
 - 5. *Revise and Resubmit Sheet C6 to show sanitary sewer from Building D to interconnection.*
 - e. *All Testing shall be certified by Department of Engineering.*
 - f. *Private Sewer Maintenance Agreement between WPCA and Property Owner or HOA is required.*
 - g. *Plan and Profiles of Sewer system shall be submitted to WPCA for review and approval.*
- 6. *Owner shall supply WPCA with Best Management Plan to minimize the amount of fats, oil and greases that are discharged to the public sewer. Adherence to the plan shall be required of all*

occupants. a. All common kitchen areas shall comply with State of Connecticut General Permit for Wastewater Associated with Food Preparation Establishments. (If Applicable)

7. Owner shall supply WPCA with Best Management Plan minimize the use of phosphate containing cleaners and detergents.

8. For additional information or questions contact WPCA (860) 485-9166

The WPCA reserves the right to make additional requirements necessary to ensure sanitary sewers are installed and constructed according to any applicable Federal, State, Local laws or regulations.

Police Traffic: No comments from Police Traffic Officer Stephen Pisarski have been received.

Fire: Fire Chief Peter Towey in a letter to me dated 12/12/19 stated:

I have received and reviewed the application for the construction of 4 new 55 and older residential buildings at Notting Hill Gate and Wimbledon Gate North. The Fire Department would provide the following general recommendations:

The building should be equipped with a complete and compliant fire protection system compatible with the new residential occupancy.

Torrington makes use of 'lock boxes' to allow quick access by fire fighters in time of an alarm without causing damage. If not already in existence, a lock box should be installed on the exterior of the building near the main door. The fire department will use its secure master key to open the box, and allow the building owner to leave appropriate building access keys inside. This eliminates any delay in entering the building or waiting for a key-holder to arrive in the middle of the night.

The building and area must comply with all required building and electrical codes, and will be inspected by the Fire Marshal for compliance with the Life Safety Code prior to the issuance of a Certificate of Occupancy, and annually thereafter.

Conservation Commission: The Conservation Commission has reviewed the project, conducted a site walk and will be issuing a report with their recommendations.

Cc: TDF Enterprises LLC
Hrica Associates LLC
Attorney Christopher Smith

City Of Torrington

ENGINEERING DEPARTMENT
(860) 489-2234



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

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: February 12, 2020

RE: Engineering Review – Notting Hill Gate and Wimbledon Gate North

Applicant: TDF Enterprises LLC, Daniel Ferraina Manager

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

1. Submitted supporting documents:
 - a. Site Plan Application
 - b. Traffic Impact Study – Dec 4, 2019
 - c. Property Survey C-1 – 03/13/2019
 - d. Existing Conditions Survey C-2 – 03/13/2019
 - e. Overall Site Plan C-3 – 01/15/20
 - f. Site Grading Plan C4-C7 - 01/15/20
 - g. Site Utility Plan C8-C10 - 01/15/20
 - h. Construction Notes & Details C11-C13 - 01/15/20
 - i. Basin Details C14-C15- 01/15/20
 - j. Sediment & Erosion Control Plans C-15A-C15B- 01/15/20
 - k. Sedimentation & Erosion Control Plan Narrative C-16- 01/15/20
 - l. Landscaping Plans C18-C22- Jan 2020
 - m. Photometric Lighting Plans C23-C25- 01/15/20
 - n. Traffic Impact Report – Hesketh – Dec 4, 2019
 - o. Project Report – Hrica Associates LLC – Jan 23, 2020
 - p. Sediment and Erosion Control Report - Hrica Associates LLC – not dated.
2. The applicant has requested to construct 4 buildings, 120 units total, fifty-five and over residential community.

3. With regards to the submitted design plan package drawings C3-C21 please refer to the attached comments report "Summary of Comments on TDF Ent LLC Lower East and Upper West Eng Review 2-11-20.pdf" (attached).
4. With regards to the Project Report – Hrica Associates LLC, dated Jan 23, 2020 , I provide the following comments:
 - a. I confirm that the report indicates the site has been designed with a low impact development techniques such as each building site being a confined "pod" to minimize disturbance and reduce land sloping. Landscaping will include elaborate site native-plantings to match existing vegetation and screening and buffer zones.
 - b. All but WQB#2 have Post-Dev flows less than Pre-Dev flows. Designer is to confirm the 100 year post-dev flow for WQB#2.
5. With regards to the Sediment and Erosion Control Report - Hrica Associates LLC, I provide the following comments:
 - a. It is noted that the start of construction date as listed in the Project Report is Fall 2020 vs Summer 2020 on design plan C11. Should the project start in the fall there is a concern that the site will be stripped and bare soil will be exposed with excavation operations in the wet fall season and leading into the winter season with freezing conditions.
 - b. In addition to the requirement by the Torrington Conservation Commission Memo dated January 19, 2020 Item 2, the applicant must provide season and weather specific detailed ESC plans and ESC control measures with construction schedule for excavation work during fall and winter months.
6. The Engineering Department endorses this application on the condition that the above comments are satisfactorily addressed and shown on revised design drawings and narratives, prior to construction.

Thank you,

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



Digitally signed by: Paul
Kundzins, P.E.

Date: 2020.02.12 09:31:25 -05'00'

Summary of Comments on TDF Ent LLC Lower East and Upper West Eng Review 2-11-20.pdf

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Author:Pkundzins Subject:Note Date:2/12/2020 9:27:35 AM

General notes for all buildings sites:

- Given the extensive plantings behind the curb, provide location of snow storage areas and where snow melt will runoff.

Author:Pkundzins Subject:Note Date:2/12/2020 9:21:28 AM

Applicant to provide detailed engineering drawings (plan and profiles) and details for roadway storm and sanitary sewer design with site development permit application

Author:Pkundzins Subject:Note Date:2/12/2020 9:21:14 AM

Provide "PRIVATE DRIVEWAY" signing on both sides of the roadway to indicate the extension of Wimbledon Gate North is not a public road. A speed bump is also required on the development side of the property line along with warning signs. Provide "PUBLIC ROAD ENDS AHEAD" sign on Wimbledon Gate North in advance of the turning T. provide a "STOP" sign for exiting traffic leaving the development and entering the end of Wimbledon Gate North. The stop condition is required given there is a turning T hammerhead that will have vehicles backing out of the turning tee.

Author:Pkundzins Subject:Note Date:2/12/2020 9:29:17 AM

Any portion of the extension of Wimbledon Gate North on City property shall be built to City of Torrington roadway design specifications and details.

Author:Pkundzins Subject:Note Date:2/12/2020 9:28:10 AM

Call out clay barriers at all pipe crossing location on plans.

Author:Pkundzins Subject:Note Date:2/12/2020 9:19:57 AM

Given the steep slope of Upper West Drive and only one set of proposed catch basins mid way, it is possible that high flows will bypass and skip over the proposed catch basins and flood the parking lot below. Provide additional catch basins at the bottom of Upper West Drive to catch water before entering the parking lot areas or demonstrate they are not required.

Author:Pkundzins Subject:Note Date:2/12/2020 9:20:26 AM

Provide riprap along bottom of all fore-bays and on sides of fore-bays opposite pipe discharge locations.

Author:Pkundzins Subject:Note Date:2/11/2020 5:12:13 PM

Provide detail for retaining wall where wall is adjacent to and part of WQB#4

Author:Pkundzins Subject:Note Date:2/12/2020 9:20:20 AM

Provide riprap along bottom of all fore-bays and on sides of fore-bays opposite pipe discharge locations.

Author:Pkundzins Subject:Note Date:2/11/2020 5:14:13 PM

Retaining walls downslope of buildings A&B: Top of retaining wall elevation is higher than top of curbing. Please provide grading details to show water will not be trapped against retaining wall

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Author:Pkundzins Subject:Note Date:2/12/2020 9:21:48 AM

Applicant to provide detailed engineering drawings (plan and profiles) and details for roadway storm and sanitary sewer design with site development permit application

Author:Pkundzins Subject:Note Date:2/12/2020 9:21:38 AM

Provide riprap along bottom of all fore-bays and on sides of fore-bays opposite pipe discharge locations.

Author:Pkundzins Subject:Note Date:2/12/2020 9:21:44 AM

Provide riprap along bottom of all fore-bays and on sides of fore-bays opposite pipe discharge locations.

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Author:Pkundzins Subject:Note Date:2/12/2020 9:21:52 AM

Provide riprap along bottom of all fore-bays and on sides of fore-bays opposite pipe discharge locations.

Author:Pkundzins Subject:Note Date:2/12/2020 9:22:06 AM

Provide "PRIVATE DRIVEWAY" signing on both sides of the roadway to indicate the extension of Wimbledon gate

North is not a public road.

Author:Pkundzins Subject>Note Date:2/12/2020 9:22:10 AM

As noted in the traffic impact study, the existing vegetation located within the town right-of-way be removed or relocated and that the site access driveway be raised as much as is practically possible to increase the available sight distances.

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Author:Pkundzins Subject>Note Date:2/12/2020 9:22:18 AM

Applicant to provide detailed engineering drawings (plan and profiles) and details for roadway storm and sanitary sewer design with site development permit application

Author:Pkundzins Subject>Note Date:2/11/2020 6:01:38 PM

Provide invert elevations for footing and roof drain piping connected to PCB14. Ensure water will not backup into footing drains should CB overflow

Author:Pkundzins Subject>Note Date:2/11/2020 4:59:12 PM

Provide pipe through retaining wall detail

Author:Pkundzins Subject>Note Date:2/11/2020 4:59:23 PM

Author:Pkundzins Subject>Note Date:2/11/2020 6:02:12 PM

Provide invert elevations for footing and roof drain piping connected to PCB05. Ensure water will not backup into footing drains should CB overflow

Author:Pkundzins Subject>Note Date:2/12/2020 8:14:01 AM

Confirm revision date on drawing C8 vs drawing date of 01/15/19

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Author:Pkundzins Subject>Note Date:2/11/2020 6:01:22 PM

Provide invert elevations for footing and roof drain piping connected to PCB32. Ensure water will not backup into footing drains should CB overflow

Author:Pkundzins Subject>Note Date:2/12/2020 8:00:36 AM

Applicant to provide detailed engineering drawings and details for retaining wall and box culvert with site development permit application.

Author:Pkundzins Subject>Note Date:2/12/2020 9:22:25 AM

Applicant to provide detailed engineering drawings (plan and profiles) and details for roadway storm and sanitary sewer design with site development permit application.

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Author:Pkundzins Subject>Note Date:2/11/2020 6:01:07 PM

Provide invert elevations for footing and roof drain piping connected to PCB24. Ensure water will not backup into footing drains should CB overflow

Author:Pkundzins Subject>Note Date:2/11/2020 5:07:52 PM

Can sanitary sewer be constructed within this easement given the depth of trenching, from PSMH13-14-15 & EX.

Author:Pkundzins Subject>Note Date:2/12/2020 9:26:32 AM

Provide specific sanitary manhole connection details and bench modifications where proposed sewer pipe meets existing MH in Notting Hill Gate

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Author:Pkundzins Subject>Note Date:2/11/2020 5:59:02 PM

Bituminous concrete curb detail to match Standard City of Torrington Detail Section 3.1

Author:Pkundzins Subject>Note Date:2/11/2020 5:56:18 PM

Project Report lists start date as FALL 2020. Provide detailed ESC plan with construction schedule when initial excavation work is scheduled in the fall and how ESC measures will be in place during winter months.

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Author:Pkundzins Subject>Note Date:2/11/2020 6:12:04 PM

Confirm 6" depth of riprap given modified riprap has 6" to 10" size stone as listed on sheet C16.

Author:Pkundzins Subject>Note Date:2/12/2020 9:23:09 AM

Provide riprap in bottom of fore-bay and where high flows from pipe discharge may occur.

Author:Pkundzins Subject>Note Date:2/12/2020 9:23:15 AM

WQB#4 - it is noted that the emergency overflow is at same elevation at fore-bay overflow. Should the basin fill to the point of emergency overflow water may backup into fore-bay Pls comment.

Author:Pkundzins Subject>Note Date:2/12/2020 9:23:07 AM

Provide riprap in bottom of all fore-bays and on fore-bay slopes where high flows from pipe discharge may occur.

Author:Pkundzins Subject>Note Date:2/12/2020 9:23:27 AM

Provide detail for inlet and outlet of 4" basin outlet pipe to prevent pipe ends from obstruction from vegetation or debris.

Martin J Connor

From: Steven Pisarski
Sent: Tuesday, February 18, 2020 2:23 PM
To: Martin J Connor
Cc: Christopher J Smith (csmith@alterpearson.com); hricaassociates@optonline.net; tomdefranzo@comcast.net
Subject: Re: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North - Traffic report

Good afternoon all,

I have a call into OSTA to discuss this. It appears that there are 133 houses currently in that development.

Officer Steven Pisarski

Traffic Operations Unit
Torrington Police Department
576 Main Street
Torrington Ct, 06790
(860) 489-2019

From: Martin J Connor
Sent: Tuesday, February 18, 2020 1:15 PM
To: Steven Pisarski
Cc: Christopher J Smith (csmith@alterpearson.com); hricaassociates@optonline.net; tomdefranzo@comcast.net
Subject: FW: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North - Traffic report

Officer Pisarski, please see the response below from Traffic Engineer, Scott Hesketh, P.E. Thanks, Marty

Martin J Connor, AICP, City Planner
City of Torrington
140 Main Street
Torrington, CT 06790
860-489-2220

From: Scott Hesketh <shesketh@fahesketh.com>
Sent: Tuesday, February 18, 2020 12:57 PM
To: Martin J Connor <Martin_Connor@torringtonct.org>; Christopher J Smith (csmith@alterpearson.com) <csmith@alterpearson.com>; hricaassociates@optonline.net
Subject: RE: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North - Traffic report

Thanks for the comments.

The referenced paragraph should have been removed during editing. It was cut and pasted from an earlier report. The accident data in the previous paragraph is related to the current project and is accurate.

As for OSTA, we will be submitting to OSTA for a revision to the current approval. This is required due to the change in use from Single family to Age Restricted Apartments, as well as for the reduction in units and traffic.

Based on the calculated levels of service we will request that the condition to install a signal be removed from the approval as it is not required.

Scott Hesketh
(860) 653-8000

From: Martin J Connor <Martin_Connor@torringtonct.org>
Sent: Tuesday, February 18, 2020 12:37 PM
To: Christopher J Smith (csmith@alterpearson.com) <csmith@alterpearson.com>; hricaassociates@optonline.net; Scott Hesketh <shesketh@fahesketh.com>
Subject: FW: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North - Traffic report

Please see comment below. Thanks, Marty

Martin J Connor, AICP, City Planner
City of Torrington
140 Main Street
Torrington, CT 06790
860-489-2220

From: Steven Pisarski <Steven_Pisarski@torringtonct.org>
Sent: Tuesday, February 18, 2020 11:50 AM
To: Martin J Connor <Martin_Connor@torringtonct.org>
Subject: Re: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North - Traffic report

Good Morning Marty,

After reviewing the traffic study that was submitted by Hesketh for this project, I would like to comment on a few things.

1) On page 8 of the report, second paragraph, There is a report of accidents for a Toelles Road and Route 5. I'm not sure if that is suppose to be part of this report.

2) There is a Traffic Investigation Report from the State Traffic Commission dated January 1988. One of the stipulations read

" That upon issuance of the 100th Certificate of Occupancy for the Greenbriar Estates residential subdivision, that a full actuated traffic signal installed at the developers expense be in operation at the intersection of Route 202 and Hassig Street. A separate STC report will be submitted for the installation of the traffic signal."

It is apparent that this signal was never installed. Do you know if the DOT has changed their view on this and if not, is there a reason it was never completed?

Please let me know.

Officer Steven Pisarski

Traffic Operations Unit
Torrington Police Department
576 Main Street
Torrington Ct, 06790
(860) 489-2019

From: Martin J Connor
Sent: Friday, February 14, 2020 8:51 AM
To: Steven Pisarski
Subject: RE: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North - Traffic report

OK thanks.

Martin J Connor, AICP, City Planner
City of Torrington
140 Main Street
Torrington, CT 06790
860-489-2220

From: Steven Pisarski <Steven_Pisarski@torringtonct.org>
Sent: Friday, February 14, 2020 6:50 AM
To: Martin J Connor <Martin_Connor@torringtonct.org>
Subject: Re: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North - Traffic report

Good Morning Marty,

I am still reviewing the traffic report for this project. I will hopefully have comments completed by the end of the day.

Thanks

Officer Steven Pisarski

Traffic Operations Unit
Torrington Police Department
576 Main Street
Torrington Ct, 06790
(860) 489-2019

From: Martin J Connor

Sent: Thursday, February 13, 2020 2:48 PM

To: Steven Pisarski

Subject: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North -
Traffic report

Hi Steve, I'm finalizing my memo to the Commission on this application. Do you have any comments? Thanks, Marty

Martin J Connor, AICP, City Planner
City of Torrington
140 Main Street
Torrington, CT 06790
860-489-2220

City Of Torrington



LAND USE DEPARTMENT
(860) 489-2221

140 Main Street • City Hall
Torrington, CT 06790-5245
Fax: (860) 496-5928

MEMORANDUM

TO: Torrington Planning and Zoning Commission

CC: Martin Connor – City Planner, TDF Enterprises, File

FROM: Jeremy Leifert – Asst. City Planner on behalf of the Torrington Conservation Commission *SL*

DATE: FEBRUARY 13, 2020

RE: Notting Hill Gate/Wimbledon Gate N. (Assessor's MBL 219/001/085) - Advisory comment and recommendations for construction of four separate thirty-unit fifty-five and over apartment buildings and associated site development

URGENT FOR REVIEW PLEASE COMMENT FOR YOUR USE PLEASE RECYCLE

NOTES/COMMENTS:

The Torrington Conservation Commission (the "Commission") has reviewed the application materials submitted by TDF Enterprises to the Torrington Planning and Zoning Commission under special exception application #19-03 and site plan #1324 as well as letters from Atty. Peter Olsen and Dr. Michael Klemens, representing the Association at Greenbriar. The applicant seeks to develop the above referenced property for construction of four (4) separate buildings, each containing thirty (30) units of 55-and-over apartments, as well as the development of the site for parking areas, driveways, and two (2) swimming pools for use of the residents. The Commission conducted a site walk with Ken Hrica, engineer for the applicant, on January 19, 2020 and drafted and reviewed this advisory memorandum at its January 21, 2020 and February 13, 2020 commission meetings. One of the permitted (but not required) functions of municipal conservation commissions, as outlined in Section 7-131a of the Connecticut General Statutes is to **"Make recommendations on proposed land use changes to zoning commissions, planning commissions, inland wetlands agencies and other municipal agencies"**. In acting under the authority of this statute, the Commission makes the following comments and recommendations for the above referenced application:

Additional notes on plan revisions to address these comments are noted in **bold**.

1. The applicant should submit a completed stormwater management report with hydrological calculations and receive a positive review from the Torrington City Engineer. The applicant should demonstrate the use of "Low Impact Development (LID)" techniques and substitute LID techniques whenever possible.
Reports regarding stormwater management and use of LID techniques have been submitted and reviewed by Paul Kundzins, City Engineer, and comments are included in his report dated February 12, 2020.

2. The applicant should submit a detailed erosion control plan to the satisfaction of the Torrington City Engineer and in compliance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Controls, depicting temporary erosion and sedimentation control measures to be installed during site construction and long term stormwater remediation.

Full E&S plans have been included in the updated set of plans from the applicants' engineer, Ken Hrica dated 1/15/2020. The plans have been reviewed by Paul Kundzins, City Engineer, and comments are included in his report dated February 12, 2020.

3. All cut and fill areas on the property should be sloped to not exceed 15% grade or are directly addressed by the applicant as to why this is not feasible in specific areas. The applicant should address methods of stormwater control at or near these remaining steep slope areas.
4. Parking: the plans as presented meet the minimum parking requirements contained in the zoning regulations with the mix of proposed 1-bedroom and 2-bedroom units as well as visitor parking. The Conservation Commission recommends the applicant reduce the number of parking spaces. Zoning regulations section 5.13.4.C allows for a reduction by special exception of immediate installation of a portion of the parking with identification of a "reserve" parking area on the filed plans. Reducing the number of parking spaces would reduce the disturbed area and the amount of stormwater runoff.
5. It appears from the commission site walk that most areas of proposed development on the property are dominated by invasive shrubs and plants such as Japanese Barberry, Multiflora Rose and Oriental Bittersweet. A plan to remove these plants and shrubs, particularly in areas of development, and replace them with native trees, shrubs and plants should be included in any approved landscaping plans.
6. The proposed plans should attempt to preserve as much of the existing open field and early successional habitat as possible, specifically in open areas of native plants near proposed buildings C and D, or provide mitigation proposals to offset habitat loss.
7. Areas of "Prime Farmland Soils" and "Statewide Important Farmland Soils" have been identified on the property from the CT Environmental Conditions Online mapping site (CT Eco). These soils appear to occur in the proposed route and to the west of the access driveway from Wimbledon Gate North and to the north of the access driveway from Notting Hill Gate and proposed building "D". The plans should preserve as much of this farmland soil as possible or consider appropriate mitigation options. Set-asides of additional open space easements on the property are recommended by the conservation commission as a mitigation option if the applicant demonstrates that avoiding the farmland soils is not possible in design.
8. The Commission recommends that 25-foot undisturbed buffers be left around all surveyed wetlands soils and watercourses on the property, with the exception of approved stream crossing areas or areas containing large amounts of invasive plants. This recommendation is not a regulatory requirement that would otherwise fall in the jurisdiction of the Torrington Inland Wetlands Commission, but rather a conservation recommendation to further protect riparian zones.

The revised plans still show areas of disturbance within this 25-foot recommended buffer. In these locations, it is further recommended that if adjustments to the plans to avoid buffer disturbance are not possible, small signs are posted identifying wetlands or watercourse boundaries in these areas.

9. The applicant should provide information from a professional consultant to address possible vernal pool resources on the site. Past environmental and soils reports do not appear to address potential vernal pool locations on the site, which are essential to the seasonal breeding of many dependent amphibian and insect species.
10. The applicant should address any potential historic or archaeological resources on the site. A 1987 report for the property conducted by the Kings Mark Environmental Review Team briefly touches on these resources, but it appears that no survey of the property has occurred to identify historic resources.
11. The Commission and staff have reviewed the proposed locations of walking trails and future community garden locations. The Commission is in favor of these plans and proposed locations, but encourages the applicant to place a conservation easement in favor of the City over these areas to preserve them specifically for these uses and protect them from future development inconsistent with the intended preservation use.

12. The Commission has received notification as required from the applicant in conjunction with the application and reviewed a 20' wide access easement allowing access from Notting Hill Gate to City open space parcels adjacent to the project parcel. The applicant proposes to construct one of the access driveways named "Lower East Drive" on the submitted plans over this easement. The Commission has found that this easement is provided only for ingress and egress to access the City open space parcels, and not for restricted conservation purposes. The Commission finds that the proposed development of this parcel as a driveway is compliant with the deeded use of the easement, and will improve access to the open space. There will be no adverse effect from the accessway improvements or proposed land uses on the open space parcels.
13. Torrington Plan of Conservation and Development (POCD): A review was conducted of portions of the POCD related to conservation (Section 4 – Natural Resources, Section 5 – Open Space and Greenways and Section 6 – Community Character) and has found the proposed development to be generally in conformity with the POCD or directly addressed in the comments and recommendations in this document, specifically:
 - Improve water quality in the storm collection system (Section 4)
 - Protect steep slopes (Section 4)
 - Protect threatened or endangered species (Section 4)
 - Assess the current impact of invasive plant species (Section 4)
 - Reinvest in local parks and recreation (Section 5)
 - Protect existing open space (Section 5)
 - Protect scenic resources (Section 6)
 - Identify and preserve historic resources (Section 6)

END OF MESSAGE

Martin J Connor

From: Kenneth Hrica PE, RLS <hricaassociates@optonline.net>
Sent: Thursday, February 13, 2020 1:10 PM
To: Martin J Connor
Subject: RE: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North
Attachments: TDF - Parking and Zoning Tables Revised 2-12-20.pdf

Marty,

Attached is a snapshot of the Revised Zoning and parking tables from Sheet C3.

I will be providing the updated Vicinity Plan possibly on the Cover Page, or more likely, on Sheet C3. Whatever fits best.

As soon as it's done, I will forward to you. If I can get it on sheet C3, I will send the entire page.

Ken

From: Martin J Connor [mailto:Martin_Connor@torringtonct.org]
Sent: Wednesday, February 12, 2020 12:53 PM
To: Kenneth Hrica PE, RLS
Subject: RE: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North

Hi Ken, your vicinity plan on the cover sheet needs to show:

1. parking areas and driveways on all properties within 100 feet of the site;
2. all streets within 100 feet of the site; and
3. all zone boundaries within 100 feet of the site

Can you please forward your revised parking chart the separates the required handicap spaces?

Thanks, Marty

Martin J Connor, AICP, City Planner
City of Torrington
140 Main Street
Torrington, CT 06790
860-489-2220

From: Kenneth Hrica PE, RLS <hricaassociates@optonline.net>
Sent: Wednesday, February 12, 2020 12:45 PM

SUMMARY OF ZONING CODE REQUIREMENTS ZONE: R-15

CODE ITEM	REQUIRED	PROVIDED
MIN. LOT WIDTH (FEET)	200	2,924.03
MIN. GROSS AREA (Ac.)	8 acres	39.35 ± acres
MIN. FRONT YARD (FEET)	50	74.6
MIN. SIDE YARD (FEET)	50	31.3
MIN. REAR YARD (FEET)	50	96.1
MAX. BUILDING HEIGHT (FEET)	35	35' (3 stories)
MAX. BUILDING LENGTH (FEET)	150	150
MAX. IMPERV. SURFACE RATIO	0.300	0.129

INFORMATIONAL TABLE

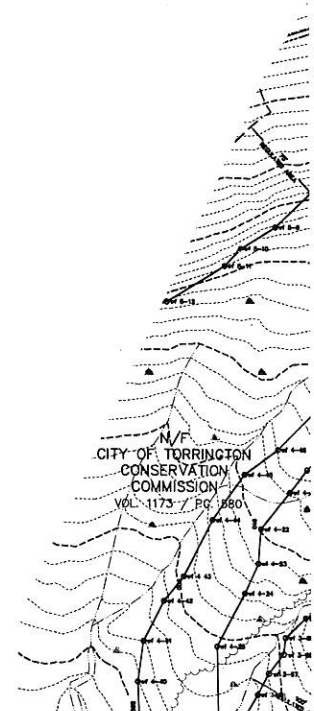
EXISTING USE	RESIDENTIAL
PROPOSED USE	MULTI - FAMILY RESIDENCE R - 15 ZONE
GROSS FLOOR AREA EX. STRUCTURES	NO EXISTING STRUCTURES
GROSS FLOOR AREA PROP. STRUCTURES	53,780± SQ. FT.

UNIT DENSITY CALCULATIONS: R-15 ZONE (SECTION 6.12 .2 & 6.8.2)

ITEM	REQUIREMENT	GROSS AREA	CALCULATION
TOTAL SITE AREA	100%	39.35 ACRES	+37.77 ACRES
INLAND WETLAND SOIL	SUBTRACT 50%	6.85 ACRES	-3.43 ACRES
SLOPES > 25%	SUBTRACT 50%	5.03 ACRES	-2.52 ACRES
NON-RESIDENTIAL USE	SUBTRACT 100%	1.58 ACRES	-1.58 ACRES
EXISTING UTILITY EASEMENTS	SUBTRACT 100%	2.46 ACRES	-2.46 ACRES
		NET AREA =	29.36 ACRES
UNITS ALLOWED	6 PER NET ACRE	6 X 29.36 AC.	176.16 UNITS
MAXIMUM DENSITY ON SITE = 176 UNITS			

PARKING REQUIREMENTS TABLE - MULTIFAMILY DWELLINGS

REQUIREMENTS:	BUILDING A	# OF BEDROOMS	SPACES REQUIRED	SPACES PROVIDED
1 BEDROOM UNIT	1.5 SPACES/UNIT	22	33	33
2 BEDROOM UNIT	2 SPACES/UNIT	8	16	16
VISITOR	1 SPACE/4 UNITS	(30)	8	8
HANDICAP	TOTAL NON-HANDICAP SPACES = 57		3	4
TOTAL PARKING SPACES - BUILDING A			60	61
REQUIREMENTS:	BUILDING B	# OF BEDROOMS	SPACES REQUIRED	SPACES PROVIDED
1 BEDROOM UNIT	1.5 SPACES/UNIT	22	33	33
2 BEDROOM UNIT	2 SPACES/UNIT	8	16	16
VISITOR	1 SPACE/4 UNITS	(30)	8	8
HANDICAP	TOTAL NON-HANDICAP SPACES = 57		3	4
TOTAL PARKING SPACES - BUILDING B			60	61
REQUIREMENTS:	BUILDING C	# OF BEDROOMS	SPACES REQUIRED	SPACES PROVIDED
1 BEDROOM UNIT	1.5 SPACES/UNIT	22	33	33
2 BEDROOM UNIT	2 SPACES/UNIT	8	16	16
VISITOR	1 SPACE/4 UNITS	(30)	8	9
HANDICAP	TOTAL NON-HANDICAP SPACES = 57		3	3
TOTAL PARKING SPACES - BUILDING C			60	61
REQUIREMENTS:	BUILDING D	# OF BEDROOMS	SPACES REQUIRED	SPACES PROVIDED
1 BEDROOM UNIT	1.5 SPACES/UNIT	22	33	33
2 BEDROOM UNIT	2 SPACES/UNIT	8	16	16
VISITOR	1 SPACE/4 UNITS	(30)	8	8
HANDICAP	TOTAL NON-HANDICAP SPACES = 57		3	3
TOTAL PARKING SPACES - BUILDING D			60	60



Martin J Connor

From: Kenneth Hrica PE, RLS <hricaassociates@optonline.net>
Sent: Wednesday, February 12, 2020 12:45 PM
To: Martin J Connor
Subject: RE: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North

Marty,

- 1.) I will update the parking chart and separate the Handicap parking from the minimum required spaces.
- 2.) Total site Area = 39.35 Acres. Proposed Site Impervious = 5.09 Acres. Impervious Ratio = 12.9% (or .129) I will add to the Zoning Chart.
- 3.) Intersection Sight Distances for Lower East Drive are:
334' looking South, 510' looking North I will add that information to sheet C6.

For Upper West Drive, the driveway aligns with Wimbledon Gate North, so there is no intersection sight distance to measure.

- 4.) The Vicinity map is on the Title Sheet. I can copy that over to the Overall Site Plan, if necessary.

Sincerely,
Ken

From: Martin J Connor [mailto:Martin_Connor@torringtonct.org]
Sent: Tuesday, February 11, 2020 3:43 PM
To: hricaassociates@optonline.net
Subject: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North

Hi Ken, I'm working on my review of the above project. A few quick questions.

1. Did you include the total number of handicap spaces provided in the total number of parking spaces provided?
2. I don't see the calculation for the maximum impervious surface ratio. The maximum impervious surface ratio in the R-15 zone is 0.3. Did you include this calculation somewhere on the plans? I don't see it in the chart on sheet C-3.
3. I can't make out the site distance for the driveways on sheet C-3. Is it the distance figure listed in the Traffic Report?
4. There's no vicinity map in accordance with 8.4.3 0

Thanks, Marty

Martin J Connor, AICP, City Planner
City of Torrington
140 Main Street
Torrington, CT 06790
860-489-2220

Martin J Connor

From: Martin J Connor
Sent: Tuesday, January 07, 2020 11:49 AM
To: hricaassociates@optonline.net; tomdefranzo@comcast.net; pch@herbstlaw.com
Cc: Paul Kundzins; Jeremy Leifert (Jeremy_Leifert@Torringtonct.org); Lona Kirk (Lona_Kirk@torringtonct.org)
Subject: drainage calcs. for TDF Project

Hi Ken, our office received an inquiry this morning for a copy of the drainage calculations for the TDF Project. We do not have a copy of your drainage calculations in our file. The Engineering Department will need to review this information along with your project engineering information and report in accordance with Section 8.4.3 J of the Zoning Regulations below. Other Site Plan information not shown on the plans, or included with the application submittal and are required per 8.4.3 include:

G. the sight distance for proposed driveways;

H. proposed lighting plan including the location, size, height, and intensity of all lighting fixtures;

I. proposed landscaping plan showing the Latin and common name of the species used, quantity of each plant species and the size and height of the plants at the time of planting; the landscaping plan shall be signed by a landscape gardener or landscape architect;

J. the location and design of all existing and proposed sanitary sewer, storm drainage, water, electrical, natural gas and other utilities; all engineering improvements shall be accompanied by appropriate data in accordance with good engineering practice;

K. proposed location and screening of all trash receptacles;

L. the proposed size, colors, location and lighting of all signs;

N. an informational table to demonstrate conformance with regulations (pertaining to active adult housing, Section 6.12);

1. existing use of the property;

2. proposed use of the property;

3. zone in which the property is located;

4. size of the property in square feet or acres;

5. gross floor area of existing structures;

6. gross floor area of proposed structures;

7. total impervious surface;

8. building height in feet and number of stories;

9. number of parking spaces required;

10. number of parking spaces provided;

11. number of loading spaces required;

12. number of loading spaces provided;

O. a vicinity map at a scale sufficient to show:

1. parking areas and driveways on all properties within 100 feet of the site;

2. all streets within 100 feet of the site; and

3. all zone boundaries within 100 feet of the site

P. An approval block.

A Storm Water Management Plan is required per Section 7.4.2 of the Zoning Regulations as well.

Please provide this information so that Staff can review it and so that it may be available for the public's review.

Sincerely yours,

Martin J Connor, AICP, City Planner
City of Torrington
140 Main Street
Torrington, CT 06790
860-489-2220

City Of Torrington



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

Tel: (860) 485-9166
Fax: (860) 485-0730

MEMO

TO: Marty Connor, City Planner

FROM: Ray Drew, WPCA Administrator

DATE: 12/30/2019

RE: Residential Housing, 120 Units TDF Enterprises

.....
WPCA Comments:

1. Applicant shall submit application for Sewer Discharge Permit.
 - a. Maximum Number of Occupants and Employees.
 - b. Projected Occupancy and water consumption for Pools and Clubhouses.
2. Capacity Reserve Fee shall be paid prior to commencement of discharge; fee if applicable shall be calculated upon receipt of item #1.
3. Owner 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. Owner/Applicant shall contact WPCA to inspect building for compliance with chapter 170-14 of Torrington Code. Contact James Hilton 860-485-9166 to schedule inspection.
4. A sewer capacity model shall be performed from point of proposed connection manhole (WE02-100) to connection with West Interceptor manhole (WE02-941), any sewer segment that does not have sufficient capacity shall be upgraded.
5. New Sanitary Sewer Infrastructure (See WPCA Rules and Regulations for more specific design criteria)
 - a. All sewer infrastructures shall be contained within property limits.
 - b. Final As-Builts shall note that "Sanitary Sewer system is the responsibility of property owner". Copies shall be submitted to Department of Engineering.
 - c. Manholes
 1. All Manholes shall have 12" external infiltration shield at all joints.
 2. Manholes shall have exterior waterproofing.
 3. All manholes shall pass vacuum testing per WPCA regulations.
 4. Manhole covers shall not bear "City of Torrington" markings.

5. City of Torrington WPCA no longer allows installation of steps in Manholes. While the sewer system will be private, we recommend elimination of Manhole Steps.
 6. Connection to Brick Manholes are not authorized, confirm with WPCA ESSM WE02-100 is precast concrete.
 7. Inside Drop Manhole detail does not meet city Specs
- d. Sewers
1. All Sewers shall be televised, with digital copies submitted to WPCA.
 2. All Sewers shall pass pressure test per WPCA Regulations
 3. All Sewers and manholes shall be cleaned prior to being placed in service, during cleaning debris shall be basketed and removed under no circumstances shall debris be flushed downstream.
 4. Sewers with slopes between 20% - 35% shall be anchored with concrete anchors equally spaced 36' OC.
 5. Revise and Resubmit Sheet C6 to show sanitary sewer from Building D to interconnection.
- e. All Testing shall be certified by Department of Engineering.
- f. Private Sewer Maintenance Agreement between WPCA and Property Owner or HOA is required.
- g. Plan and Profiles of Sewer system shall be submitted to WPCA for review and approval.
6. Owner shall supply WPCA with Best Management Plan to minimize the amount of fats, oil and greases that are discharged to the public sewer. Adherence to the plan shall be required of all occupants.
 - a. All common kitchen areas shall comply with State of Connecticut General Permit for Wastewater Associated with Food Preparation Establishments. (If Applicable)
 7. Owner shall supply WPCA with Best Management Plan minimize the use of phosphate containing cleaners and detergents.
 8. For additional information or questions contact WPCA (860) 485-9166

The WPCA reserves the right to make additional requirements necessary to ensure sanitary sewers are installed and constructed according to any applicable Federal, State, Local laws or regulations.

Martin J Connor

From: Jeremy Leifert
Sent: Friday, December 27, 2019 10:56 AM
To: Martin J Connor
Subject: TDF Enterprises, Special Exception 19-03 and Site Plan 1324

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Marty,

I have reviewed the information submitted for the proposed site development and construction of four (4) residential buildings containing 120 units of 55 and over housing at Notting Hill Gate and Wimbledon Gate North as part of Special Exception #19-03 and Site Plan #1324, and offer the following comments:

Wetlands – At the May 28, 2019 special meeting of the Torrington Inland Wetlands Commission, the Commission approved the proposed site development, in accordance with the terms, conditions and restrictions documented in Inland Wetlands permit #WC 19-05-04 and in accordance with all plans and documents in the application record. Any revisions to proposed activities within regulated upland review areas, wetlands or watercourses may require additional review or permit modifications from the Commission. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping –

- In accordance with Section 5.11.5 of the zoning regulations, a minimum of 25 feet of existing vegetative buffer or landscaped buffer is required to remain along property boundaries. These regulations require a fifteen (15) foot buffer of existing vegetation *plus* an additional 10 feet of buffer adjacent to parking lots with greater than 50 spaces. It appears from the current development plans (Sheets C4, C5 and C6 of submitted plans) that provided buffers are currently inadequate near buildings B, C and D. Plans should be modified accordingly.
- Existing significant trees and specimen trees are not currently identified on the plans. Efforts should be made to identify and preserve any trees over 18" in diameter, and especially specimen trees (greater than 30" DBH) during site development that do not impact utilities, stormwater management, or building and parking lot/driveway construction.
- The regulations also require (Section 5.11.4.B) intermediate planting islands when there are 15 or more parking spaces. The regulations allow, with certain conditions, a waiver of the requirements of the intermediate planting islands when combined into evenly distributed planting "clusters" throughout the parking lot. It appears from review of the plans that additional clusters should be added to: (1) The west side parking lot area near building A (no landscaping is present at the end of the parking row) and (2) between the clubhouse and parking lot near building C.
- A depiction of the "typical" parking lot planting cluster with proposed street tree and shrub species should be provided on the details pages, similar to the "water quality basin typical plan" provided on sheet C10.

Lighting – No new exterior building lighting or modifications to existing lighting appears to be proposed in this site plan. Proposed street/driveway and building lighting locations and lighting fixture details should be added to plans in accordance with Section 5.17 of the regulations.

Signage – it appears from the submitted plans that there is no signage proposed. Any new proposed signage may be submitted as a separate permit application in accordance with section 5.15 of the Torrington Zoning Regulations. Any real estate signage of less than 32 square feet, incidental signage (see definition in section 5.15.2) or on-site wayfinding signage is exempt from permitting.

Other –

- Zoning charts should be added with required information as outlined in sections 6.1.2 and 8.4.3.N of the zoning regulations.
- All sheet numbers should be adjusted and renumbered (4 different sheets are labelled as C4, and 2 are labelled as C7)
- Project start and completion dates should be adjusted in item B on sheet C7

Thanks,

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



Peter A. Towey
Chief Fire Services

**Torrington Fire Department
City of Torrington**

Robert Shopey
Training/Safety Division
Edward Bascetta
Fire Prevention/Investigation Division

David A. Tripp Jr.
Deputy Chief Operations



December 12, 2019

Martin Connor, City Planner
Planning and Zoning
City of Torrington

Dear Mr. Connor,

I have received and reviewed the application for the construction of 4 new 55 and older residential buildings at Notting Hill Gate and Wimbledon Gate North. The Fire Department would provide the following general recommendations:

The building should be equipped with a complete and compliant fire protection system compatible with the new residential occupancy.

Torrington makes use of 'lock boxes' to allow quick access by fire fighters in time of an alarm without causing damage. Lock boxes should be installed on the exterior of the building in strategic locations for emergency operations. The fire department will use its secure master key to open the box, and allow the building owner to leave appropriate building access keys inside. This eliminates any delay in entering the building or waiting for a key-holder to arrive in the middle of the night.

The building and area must comply with all required building and electrical codes, and will be inspected by the Fire Marshal for compliance with the Life Safety Code prior to the issuance of a Certificate of Occupancy, and annually thereafter.

We appreciate the opportunity to review these plans. Please feel free to contact me if there are any questions.

Respectfully submitted,

Peter A. Towey

Peter A. Towey
Chief of Fire Services