

# CITY OF TORRINGTON



Land Use Office  
Jeremy Leifert, AICP, City Planner  
140 Main Street • City Hall  
Torrington, CT 06790-5245  
E-mail: [Jeremy\\_leifert@torringtonct.org](mailto:Jeremy_leifert@torringtonct.org)

Phone: (860) 489-2221  
Fax: (860) 496-5928

City of Torrington website: [www.torringtonct.org](http://www.torringtonct.org)

To: Planning & Zoning Commission  
From: Jeremy Leifert, AICP, City Planner *JL*  
Date: October 26, 2022  
RE: Site Plan #1424, 3568 Winsted Road – site plan/change of use from a dance studio and retail use to an Adult-Use cannabis retail facility

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

C-3 Ventures LLC has filed an application on behalf of the property owners, L&T West Haven LLC for property at 3568 Winsted Road, Tax Assessor's Map 242 Block 002 Lot 001 to change the use of portion of the building on the property from a previous retail use to an Adult-Use Cannabis retail facility. The applicant also proposes changes to the site including the traffic entrance from Winsted Road, traffic flow around the site, landscaping, and updated parking. Improvements to the building façade and building interior are also proposed.

The property is owned by L&T West Haven, LLC, is 1.07 acres in area, and is located in the LB-Local Business zone. The property was approved for adoption of an Alternate Incarceration/Cannabis Dispensary (AM) Overlay Zone and subsequent Medical Cannabis facility under Site Plan #1263 on April 11, 2018. As the AM zone overlay has been previously adopted on this property with the underlying LB zone, the proposed retail adult-use cannabis use is allowed by site plan approval under zoning regulations section 3.1, Table of Permitted Uses, subsection 22.03 and the requirements of Section 4.16 – Alternate Incarceration, Cannabis Dispensary Overlay Zone. A new site plan approval is required for this proposed change of use and proposed site modifications.

Plans submitted are titled, "Adult-Use Cannabis Hybrid Facility, 3568 Winsted Road, Torrington, Connecticut" by Lenard Engineering, Inc., Winsted, CT. Dated September 27 2022, revised to October 24, 2022. 5 Sheets. City staff has met previously with the property owners and the applicants' engineer to discuss the project prior to this meeting.

**Other Items of note:**

1. The applicant currently operates a medical cannabis facility in a separate section of the same building, and is proposing to convert the remaining portion of the building to adult-use retail
2. A signed document was submitted by Tapshil Desai, owner of the abutting motel property allowing for the installation of temporary planters on the portion his property

near the entrance/exit to Winsted Road to prevent traffic from driving around the proposed access improvements.

3. Security bonding is required for any required landscaping unable to be completed prior to the target opening date

**Other Staff Comments:**

Nate Nardi-Cyrus, Assistant City Planner, in an email to me dated October 17, 2022, offered the following comment on the plans:

*Wetlands – There are no regulated wetlands or watercourses in the vicinity of the subject property that require wetlands review for this proposal. This constitutes a favorable wetlands report for this application.*

*Landscaping – There is no plan for the landscaped islands adjacent to the front parking area. The applicant shall describe the proposed landscaping on the submitted plan, including the identification and approximate location of any tree and shrubs species. All plant species should be native to the eastern US, and might include short trees like river birch, eastern red bud, and flowering dogwood. Shrub species might include fragrant sumac, eastern ninebark, or bayberry. Existing landscaping against the building should be retained where practical.*

*Lighting – No lighting is shown on the site plan. New lighting must comply with section 5.17 of the City zoning code, including the use of full cut-off fixtures. We encourage the use of products approved by the International Dark-Sky Association: <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/>.*

*Signage – There are no new signs proposed as part of this application. A sign permit shall be required before installing any signage in accordance with section 5.15 of the zoning regulations.*

*Conservation – This application was not referred to the conservation commission for review and comment.*

**Architectural Review Committee:** This project was reviewed by the ARC at a meeting on October 20, 2022. The committee voted in favor of the project with the following comments:

1. Fabric awnings or roof extensions over the building entrances requested in the future should match or complement the existing building color scheme.
2. New signage should match the general design of the existing free standing signage on the property
3. The proposals for the addition of vinyl siding, including proposed color is acceptable
4. The committee viewed the plans for changing of doors and windows and repainting of the chimney as acceptable
5. The committee provided favorable comments on the landscaping plans for the property

**Engineering:** Paul Kundzins, City Engineer in an email to me dated October 18, 2022, offered the following comments:

*With regards to the above site development plan I have a concern regarding the shared driveway access from Winsted Rd into the cannabis facility and the Lakeside motel. The issue is that the*

*properties share the driveway and there is crossing and conflicting traffic that will be much more predominant with the increased traffic to the cannabis facility. There will be crossing traffic between the traffic leaving the cannabis facility and the traffic entering to the Lakeside Motel to the north. The driveway entrance needs to be redesigned to accommodate two way traffic only that includes the motel traffic in such a manner that traffic patterns cross safely. The attached file show the existing conditions and existing easements while the second attachment shows a proposed solution that requires the assess easement in favor of the motel to be extended for which the Cannabis property is able to easily grant.*

**Police Traffic:** Police Traffic Sergeant Dustin Baldis, in an email to me dated October 18, 2022, offered the following comments:

*After reviewing the updated information, I concur with Paul's concerns about driveway entrance and exit of mixed businesses on two different parcels of property. I am no engineer, so I am glad Paul picked up on this. His review outlines a good way to regulate the flow of traffic to both properties while keeping the exiting traffic cognizant of the adjoining business traffic. I have no other comments to his but appreciate Paul's attention on this. Thank you.*

**Fire:** Fire Marshal Edward Bascetta, in an email to me dated October 12, 2022, offered the following comments on the plans:

*I have received and reviewed the application for the change of use to Adult-use Cannabis Hybrid Facility located at 3568 Winsted Road. 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 change of use. The fact it will be vacant during non-business hours make it a prime candidate for the delayed discovery of a fire inside.*

*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.*

**WPCA:** No comments were received from WPCA for this application

**Building:** Building Official Kevin Gillette, in an email to me dated October 13, 2022, offered the following comments on the plans:

*Please provide the following information, as it pertains, when applying for the required permits:*

- *Complete sets of IEBC Section 106 Construction Documents as applicable, prepared by a Registered Design Professional, for all work to be performed*
- *Complete Life Safety Plan with Occupant Load and Occupancy Classification*

- *IEBC Classification of Work and Method of Compliance*
- *Complete Plan for Accessibility including Parking and Passenger Loading Facilities*
- *Complete Mechanical, Electrical and Plumbing Plans*

*Subject to review and on-site correction. It shall be the duty of the permit holder or their agent to notify the Building Official that such work is ready for inspection.*

**Conclusion:** I recommend approval of Site Plan #1424, 3568 Winsted Road for a site plan and change of use from previous retail use to an adult-use cannabis retail use in a portion of the subject property, with the following conditions and recommendations:

1. The applicant shall follow the comments from Assistant City Planner Nate Nardi-Cyrus in his October 17, 2022 email, specifically regarding landscaping substitutions.
2. Comments from Paul Kundzins, City Engineer received on October 18, 2022 and Police Traffic Sergeant Dustin Baldis received on October 18, 2022 have been resolved through subsequent meetings with the applicants' engineer and revisions to the plans. The final plans shall incorporate adjustments to directional signage and parking lot marking as requested by the City Engineer.
3. The applicant shall follow the comments from Fire Marshal Edward Bascetta in his October 12, 2022 email to the City Planner
4. The applicant shall follow the requirements from Building Official Kevin Gillette in his October 13, 2022 email to the City Planner
5. A security bond in a form and amount acceptable to the City shall be submitted prior to the issuance of zoning permits for any landscaping unable to be completed prior to the target opening date for the business
6. A zoning permit is required prior to alteration or use of the site for the proposed use.
7. Hours of operation shall be 9:00am to 8:00pm, 7 days a week as outlined in the submitted project scope
8. In accordance with section 8.4.3 and 8.4.6 of the zoning regulations, the following shall be submitted to the City Planner:
  - a. Two paper copies of the approved plan including the engineer's stamp and chairman's signature box on the title page.
  - b. One mylar copy of the following plan sheets for filing with the City Clerk in accordance with section 8.4.3.P of the zoning regulations:
    - Sheet C-1 (Site Plan)
    - Sheet C-2 (Site Layout Plan)
 Each mylar sheet shall bear a chairman's signature box, a copy of the approval letter from the commission, an engineers' seal and live ink stamp.
  - c. Mylar sheets shall be filed by the applicant with the City Clerk after the signature of the Chairman and prior to the approval of zoning permits to begin construction.

END OF MEMO

Cc: C-3 Ventures, LLC  
L&T West Haven, LLC