

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

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

City of Torrington website: www.torringtonct.org

To: Planning & Zoning Commission
From: Jeremy Leifert, AICP, City Planner *JL*
Date: January 17, 2024 (Rev 3)
RE: Site Plan #1473, Allied Engineering Associates, Inc. on behalf of Jayson Hospitality LLC, 93 Main Street. Renovation of Yankee Pedlar Inn and associated site work.

Allied Engineering Associates, LLC has filed an application on behalf of Jayson Hospitality LLC for site modifications to the existing parking lot, landscaping, site lighting and stormwater drainage at the former Yankee Pedlar Inn, 93 Main Street. The property is located in the DD – Downtown District Zone. The current use of the building is as an inn and restaurant (Section 3.1, Subsections 4.90, Hotels and Motels and Subsection 7.50, Restaurants) and various commercial spaces fronting Main Street. There is no proposal to change existing uses as part of this application, and all existing uses are allowed in the Downtown District zone.

Plans have been submitted with the application titled “Hampton Inn Property Improvement, prepared for Yankee Pedlar Inn (Jayson Hospitality, LLC), 93 Main Street, Torrington, Connecticut” by Allied Engineering Associates, Inc., North Canaan, CT. Dated July 10, 2023. 11 Sheets. The existing pavement on the property is proposed to be removed, the parking lot is proposed to be re-graded, and new parking lot striping and landscaped islands is to be installed. A small 5.5x25 area of the building is proposed to be removed from the rear of the building to install a new transformer pad along with one existing fire escape. The parking lot is proposed to be re-striped to accommodate 25 parking spaces, including one van-accessible handicap space. New lighting fixtures are proposed to be installed at various locations on the property. New stormwater catch basins are proposed to be installed in the parking area.

A previous site plan application (#1173) was approved by the Planning and Zoning Commission in December 2015, has expired and is required to be re-approved. Staff has consulted with the applicants’ engineer prior to submission of this application.

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

1. There are no minimum parking requirements in the Downtown District. The applicant has provided for 25 parking spaces, including one loading space and one van accessible handicap space.
2. The area of the proposed work on the property under this site plan application is less than ½ acre. No grading permits or a formal stormwater management plan are required for this

application. The City Engineer may require additional stormwater management information.

3. The proposed dumpster location is very close to an adjacent commercial building. The applicant should describe methods of screening for the dumpster and odor control.
4. The applicant should note on the plans how freight trucks and garbage trucks will maneuver in and out of the parking lot to the proposed loading area and dumpster location.
5. Storm sewer and electrical utilities have been located on the plans. The applicant is also required to note the location of the remainder of the utilities including sanitary sewer, water and gas lines if present in the project area.
6. A letter was submitted by Allied Engineering Associates, Inc. dated January 6, 2024 in reply to staff comments and to summarize plan updates.

Other Staff Comments:

Nate Nardi-Cyrus, Assistant City Planner: Mr. Nardi-Cyrus, in an email to the City Planner dated November 22, 2023, offered the following comments on this application:

I have reviewed the information submitted for 93 Main Street. I offer the following comments:

General – *Note encroachment from 111 Main Street on plans and propose a resolution.*

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 – *Green space between Maiden Lane and the parking area is less than 5'. Plans should be revised to show a 5' minimum. All proposed tree and shrub species should be native species, per Section 5.11 of the Torrington zoning regulations. Suggested replacements might include:*

- *Crabapple to shadbush (Amelanchier)*
- *Blaauw's pink and Delaware valley white to native azalea varieties*
- *Soft touch compact holly to compact winterberry holly*
- *Non-native junipers to eastern red cedar*

Lighting – *It is our understanding that no existing lighting is to be retained. Proposed lighting on site is acceptable as it relates to Section 5.17 of the zoning regulations.*

Signage – *Proposed signage complies with Section 5.15 of the zoning regulations. A sign permit shall be required before installing any signage on site. Old commercial signage from prior tenets left on front of building must be removed, as they are prohibited off-site signage.*

Conservation – *This application was not referred to the Conservation Commission for review.*

Architectural Review Committee: As there are no proposed significant modifications to the building as part of this application, there was no referral to the ARC for this application. There may be a future requirements for ARC review for any exterior changes to the building. The

overall project was reviewed by ARC as part of the 2015 application, and a favorable recommendation was submitted. See attached.

Engineering: City Engineer Paul Kundzins, in a memo to the City Planner dated November 27, 2023 offered several comments for the applicants' engineer to address and correct in the plan details and to provide responses to questions. See attached.

Police Traffic: In an email to the City Planner dated December 14, 2023, Police Traffic Sergeant Dustin Baldis indicated that he has no comments on this application.

CT DOT: Rob Fernandez, Transportation District Service Agent II with CT DOT offered the following comments on the plans in an email to the City Planner on November 17, 2023:

We'll need 1/40 scale plan for all work within the right-of-way to include but not limited to dimensions of sidewalk, right-of-way boundary line, ramp types, crosswalks, excavations, and all applicable highway standard sheets. Again, these are cursory reviews and will subject to additional comments once the Department receives and reviews a full site plan to include all work within the ROW.

Blight: Ashley Clement, Blight Enforcement Officer/Assistant Zoning Official, in an email to the City Planner dated November 28, 2023, offered the following comment:

The existing Fire Escape in the pass way (north side of building) should be shown on the plan. Either repaired / fixed or removed all together.

Fire: Fire Marshal Edward Bascetta, in an email to the City Planner dated November 15, 2023, offered the following comments on the plans:

Hi I do not see an issue with the parking area, but I would like to see some construction staging be put out front with added protection in case debris fall off of the building, then the mafia blocks can be removed.

WPCA: Ed Tousey, WPCA Administrator, in a memo to the City Planner dated November 20, 2023, offered comments on sewer discharge permitting, fees and best management practices. See attached. The memo also contains the following comment:

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.

Building: Building Official Kevin Gillette, in an email to the City Planner dated November 20, 2023, offered the following recommendations:

Construction safeguards should be placed along the front of the crumbling façade for the protection of pedestrians before any other work is permitted. The protection should be designed

and installed by a certified scaffolding/construction barrier and fencing contractor for the protection of our pedestrians. Thank you.

Conclusion: I recommend approval of Site Plan application #1473, 93 Main Street subject to the following conditions and recommendations:

1. The applicant shall update plans to reflect comments by Nate Nardi-Cyrus, Assistant Planner on November 22, 2023 regarding landscaping
2. The commission approves landscaping at less than five feet in width along Maiden Lane. The proposed landscaping constitutes a reduction in a pre-existing non-conformity as landscaping was previously absent.
3. Screening and odor control for the approved dumpster location shall be maintained at all times. Dumpster may be ordered to be relocated should persistent issues arise.
4. All old not signage not intended for reuse on the property shall be removed
5. The applicant shall address remaining engineering comments as outlined in the City Engineer memo of November 27, 2023. Review and approval of the final plans by the City Engineer is required prior to filing of required mylars and issuance of zoning permits for construction.
6. The applicant shall follow the advice of the 2015 review of the Architectural Review Committee contained in this memo regarding building facade improvements and building address labelling.
7. The applicant shall resolve any issues regarding illicit stormwater connections per comments by Ed Tousey, WPCA Administrator, in a memo to the City Planner dated November 20, 2023 prior to issuance of Certificate of Occupancy.
8. Construction staging shall be installed along public sidewalks on Main Street and Maiden Lane per comments by both Fire Marshal Edward Bascetta and Building Official Kevin Gillette. Staging shall be installed before beginning any work on the site.
9. All fire escapes and external building access points shall be secured, repaired or removed and certified by City code officials to comply with building and fire codes prior to Certificate of Occupancy
10. 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 full approved plans including the engineer's stamp and chairman's signature box on sheets C-1, C-3 and C-6
 - b. One mylar copy of sheet C-3 – Proposed Site Layout Plan and C-6 – Proposed Site Landscaping Plan for filing with the City Clerk in accordance with section 8.4.3.P of the zoning regulations. 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.
11. Mylar sheets shall be filed by the applicant with the City Clerk after the signature of the Chairman and prior to the approval of grading and zoning permits to begin construction.

Cc: Allied Engineering Assoc., Inc.
Jayson Hospitality LLC