

# 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: February 16, 2022  
RE: Site Plan #1404, Pereira Engineering, LLC, new Starbucks coffee shop at 1166 East Main Street.

Pereira Engineering, LLC has filed a site plan application for site improvements, change of use and construction of a new Starbucks coffee shop at 1166 East Main Street. The proposed coffee shop building is approximately 2,080 square feet, single story, and consisting of indoor seating, a walk-up window, and a drive-through window that is designed to accommodate 16 stacking vehicles. The property has frontage on three streets: East Main Street (aka State Route 202) and Buena Vista Drive and Albany Street, both City roads. The subject property was created by combining two separate parcels to form the resulting 0.52 acre parcel. The property is located in the LB zone and the current property use is vacant/parking lot use. The proposed drive-in, carry-out and dine-in restaurant use is allowed in LB zones by site plan approval under section 3.1, subsection 7.40 of the zoning regulations. Plans have been submitted with the application titled "Proposed Site Development Plans for Property Located at 1166 East Main Street, Torrington, Connecticut, prepared for 1166 EMS Torrington, LLC" by Pereira Engineering, LLC, Shelton, CT. Revised to 2/14/22. 11 Sheets. Also included is a separate photometric plan dated 6/19/21, drainage calculation report dated 2/10/22 and a set of building architectural renderings and floor plans. Staff has met previously to discuss the project with the applicant prior to this meeting.

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

1. The impervious surface ratio will decrease from 75% to 73% with added green space and an area of pervious pavers in the existing parking lot
2. A signature box is required to be added on the overall site plan, sheet C-1 in accordance with section 8.4.3.P of the zoning regulations.

## **Other Staff Comments:**

**Wetlands** – There are no nearby wetlands or watercourses in the vicinity of the subject property. Therefore, no wetlands permits are required for this application. This constitutes a favorable wetlands report for this application.

**Landscaping** – The landscaping plan, Sheet L-1, is acceptable as proposed. Care should be taken when removing existing trees and replanting along Buena Vista drive to avoid conflicts with overhead power lines.

**Lighting** – The lighting plans submitted by Holbrook Associated, Rockland, MA, dated 6/29/21 are acceptable using the fixtures as submitted with the photometric plan. All other exterior lighting proposals shall be in accordance with the requirements of section 5.17 of the zoning regulations.

**Signage** – The submitted plans show only the locations of an entry sign near the proposed East Main Street entrance and a menu board and canopy in the drive-through lane. The applicant will be required to submit a sign permit application showing the size and design of all signage, including free standing signage, directional signage and drive thru signage. Information on the possible lighting of signs (internal, external, etc) shall also be provided. It is recommended that property address numbering be added to the new free standing sign along East Main Street in addition to the required building numbers. All new signage shall be permitted in conformance with section 5.15 of the zoning regulations. Any new proposed signs of over 32 square feet will require site plan approval.

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

**Architectural Review Committee:** The Committee reviewed the project at their 1/20/22 meeting. The proposed building exterior is a combination of light gray brick and dark brown wood siding with a glass windowed store front. There will be a small patio with tables on the exterior surrounded by a black wrought iron fence. The committee is in favor of the exterior building design. For the landscaping design, two required trees along the East Main Street boundary line were relocated to interior planting islands to both help with sight lines along East Main Street and to help “green” the interior of the parking lot. Possible signage installations were also discussed. With the building being set back to the rear of the property, a suggestion was made to include the property address number in both the building and the future free standing sign along East Main Street to assist with visibility for public safety. The committee voted to make a positive recommendation on the submitted architectural renderings, landscaping, and signage plan, with street numbers to be located on both the building and future free standing sign.

**Engineering:** City Engineer Paul Kundzins submitted the following email comments on the proposed plans on 2/16/22:

*Joe has addressed all my Engineering Dept concerns. My only comment is that the painted arrow for the right turn only onto East Main Street should be a right turn arrow and not a straight arrow.*

**Police Traffic:** Police Traffic Sergeant Dustin Baldis, in an email dated 2/15/22 has offered the following comments on the plans:

*I have spoken with Joe and confirmed the “emergency exit” from the drive thru is not any type of delivery access or exiting point. I also have spoken with Joe and discussed signing and marking the driveway leading out to 202 should be a right turn only and will change the plans to update this request. At this time I do not see any other obvious issues.*

*I am awaiting the minor changes to this regard but have no further comment at this time. Thank you.*

**Fire:** Fire Marshal Edward Bascetta, in a letter to me dated 2/14/22 has offered the following comments on the plans:

*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 code 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:** Ray Drew, Public Works Director has offered the following 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*
  - b. *Proposed water consumption*
  - c. *Number of permanent and part time employees*
  - d. *Average number of meals served per day*
  - e. *Number of Seats, inside and outside*
  - f. *Type of Restaurant (i.e. Dine-In, Carry-out, Single Use)*
3. *Restaurant shall comply with State of Connecticut "General Permit for the Discharge of Wastewater Associated With Food Preparation Establishments"*
  - a. *Operation shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.*
  - b. *Shall have on file with the WPCA a completed Fats, Oil and Grease Application and Permit.*
4. *Capacity Reserve Fee shall be paid prior to commencement of discharge. ( Fee will be calculated upon receipt of all items in #1 & #2 Above)*
5. *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.*
6. *Operation shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.*
7. *Operation 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*

**Building:** Building Official Kevin Gillette in a letter to me dated 1/14/22, recommended:

1. *Please provide the following information as applicable when applying for the required permits:*
  - *Complete, full sized sets of IBC Section 107 required Construction Documents as applicable, prepared by a Registered Design Professional, for all work to be performed*
  - *Complete Life Safety Plan with Occupant Load*
  - *Complete Plan for Accessibility including Parking and Passenger Loading Facilities*
  - *Complete Exhaust Hood and Fire Suppression System Plans*
  - *Complete Mechanical, Electrical and Plumbing Plans*
2. *Subject to review and on-site correction.*
3. *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 application #1404 application for site improvements, change of use and construction of a new Starbucks coffee shop at 1166 East Main Street with the following conditions and recommendations:

1. The applicant shall follow the recommendations and requirements contained in this memo with respect to landscaping, lighting and signage
2. It is recommended that the applicant follow the advice of the Architectural Review Committee contained in this memo, specifically with regard to signage and address numbering
3. The approval is conditioned on marking of the exit lane onto East Main Street as a right turn only lane per comments by Police Traffic Sgt. Dustin Baldis and City Engineer Paul Kundzins in emails to me dated 2/15/22 and 2/16/22 respectively
4. The applicant shall follow the requirements of Fire Marshal Ed Bascetta in a letter to me dated 2/14/22
5. The applicant shall follow the requirements of Public Works Director Ray Drew contained in a memo dated to me on 2/11/22 with respect to required sewer approvals
6. It is recommended that the applicant follow the advice of Building Official Kevin Gillette contained in his letter to me dated 2/10/22
7. In accordance with section 8.4.6 of the zoning regulations, a signature box shall be added to the overall site plan (sheet C-1) on both mylar and paper copies of this sheet for signature of the PZC chairman, and maps shall be filed on the City land records by the applicant

Cc: Pereira Engineering, LLC  
1166 EMS Torrington, LLC