

CITY OF TORRINGTON



Land Use Office
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To: Planning & Zoning Commission
From: Jeremy Leifert, AICP, City Planner *JL*
Date: March 20, 2024 (Rev 1)
RE: Site Plan #1493, John Brown Road, Assessor's Map 213 Block 003 Lot 010; add gravel parking lot for 6 vehicles for access to trails at John Brown Birthplace site

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

The Torrington Historical Society has filed an application for property located at John Brown Road, Assessor's Map 213 Block 003 Lot 010 for a site plan approval to add a gravel parking lot of approximately 54 feet by 43 feet. The parking lot would contain six parking spaces for the purpose of trail access to the trails on the John Brown Birthplace property.

The property is owned by Torrington Historical Society Inc., is 50.7 acres in area and is located in the R-WP – Watershed Protection zone. The property contains the remaining foundation of the John Brown Birthplace Home and a network of hiking/walking trails on the property. There are no proposed use changes for the property in this application. A new site plan approval is required for this proposed site work. There are no previous site plan applications on file for this property.

A hand drawn plan had been submitted titled "Proposed Site Plan, 6 Space Gravel Parking Lot, John Brown Birthplace, Scale 1/16"=1 Foot" undated/unsigned, submitted with the application packet dated 2-27-24. 1 Sheet. Staff has met previously with Torrington Historical Society staff to discuss the project prior to this meeting.

Other Items of note:

1. Due to the nature and location of this property, I recommend a waiver of an engineered site plan for this application as allowed by zoning regulations section 8.4.4. The applicants have submitted a hand drawn sketch of the dimensions of the parking lot and the individual spaces and travel lanes.
2. The minimum width of the vehicle travel lanes of 24 feet and the entry drive width of 22 feet have been addressed on the hand-sketched plan.

Other Staff Comments:

Economic Development Director: Due to a current city vacancy in this position, this application was not referred to the Economic Development Office

Assistant Planner: Nate Nardi-Cyrus, Assistant City Planner, in an email to the City Planner dated March 11, 2024, offered the following comments on the plans:

Wetlands – *No wetland approvals are required for this application. This constitutes a favorable report to the Commission.*

Landscaping – *No additional landscaping is required for this application.*

Lighting – *No lighting is proposed for this application.*

Signage – *There are no new signs proposed as a part of this application. Applicant shall follow-up with the land use office to confirm any newly proposed signage is permitted and compliant with Section 5.15 of the zoning regulations.*

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

Architectural Review Committee: This application was not referred to the ARC for comment.

City Engineer: Paul Kundzins, City Engineer, in an email to the City Planner dated February 27, 2024 offered the following comments on this application:

1. *A 15" HDPE culvert will be required under the new driveway apron – located approx. 6' from the existing edge of road. The existing roadside ditch shall be excavated and routed into and out of the new pipe.*
2. *Sight stopping distance has been verified adequate in both directions.*

No comments were received on this proposed site plan modification from the Building Official, Torrington Area Health District, WPCA, Police Traffic Division or the Fire Marshal's Office.

Conclusion: Per review and comment by City staff, I recommend approval of Site Plan application #1493 to construct a gravel parking lot on property located at John Brown Road, Assessor's Map 213 Block 003 Lot 010 with the following approval conditions and recommendations:

1. The applicant shall address comments of Paul Kundzins, City Engineer in his February 27, 2024 email to the City Planner regarding new culvert size and location for the driveway installation
2. A zoning permit is required prior to alteration of the site
3. The commission waives the requirement for submission and filing of an engineered site plan due to the nature and location of the project In accordance with section 8.4.4 of the zoning regulations

END OF MEMO

Cc: Mark McEachern, Torrington Historical Society