

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
Date: June 22, 2022
RE: Site Plan #1412, 187 Commercial Blvd, install new overhead door in existing building and modify parking lot for truck delivery traffic

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

Borghesi Building and Engineering has filed an application on behalf of the business owners at 187 Commercial Blvd, Tax Assessor's Map 135 Block 001 Lot 010 to install new overhead door in existing building and modify parking lot for truck delivery traffic. The property is owned by Lightning Boulevard LLC, is 2.17 acres in area and is located in the IP – Industrial Park Zone. The current manufacturing uses are permitted uses in the IP zone per Section 3.1, subsection 19.00 of the Zoning Regulations. Plans submitted are titled, "Site Plan, East Coast Lightning Equipment, 187 Commercial Blvd, Torrington, CT" by Borghesi Building and Engineering Co., Inc, Torrington, CT. Dated May 26, 2022. 3 Sheets. Staff has met previously with the property owner and engineer to discuss the project prior to this meeting.

Other Items of note:

1. A total of 83 parking spaces are on site and in the leased area on the adjacent parcel. Based on the total number of spaces, section 5.13.4.D of the zoning regulations requires a minimum of four (4) handicap spaces, one of which must be a van-accessible space. The current plans show parking spots that "share" crossed-hatch space marking. The regulations require each handicap accessible spot to have individual cross-hatched areas within the parking spaces. The applicant should modify the plans to comply with section 5.13.4.D.3 of the regulations.

Other Staff Comments:

Nate Nardi-Cyrus, Assistant City Planner, in an email to me dated June 8, 2022, offered the following comment on the plans:

Wetlands – *There are no regulated wetlands or watercourses on or in the vicinity of the subject properties that would require wetlands review for this proposal. Therefore, no wetlands permits are required prior to this application. This constitutes a favorable wetlands report for this application.*

Landscaping – *Where the applicant proposes the retention of “as much of the island as possible,” the removal of the existing trees is not explicitly noted. While the site plan shows one tree to be retained in the island, three additional trees would need to be removed. I suggest retaining two of the three apple (?) trees within the remaining island, if possible. Sufficient island space should be maintained to sustain the tree(s). According to Section 5.11.4 B, for parking lots with at least 15 spaces the island should be at least 9’x18.’ If the remaining tree or trees are removed or killed, they should be replaced according to the specifications in Section 5.11. See photo of island to be modified attached.*

Lighting – *No lighting additions or removals are proposed or recommended as a part of this application. During my site visit, I noted full cut-off type light fixtures on the islands angled above the 90-degree horizontal plane. These should be adjusted to minimize light trespass.*

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. Any individual signs of over 32 square feet shall also require site plan approval.*

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

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

Engineering: Paul Kundzins, City Engineer, in an email to me dated June 8, 2022, offered the following comments:

I met with Alan Borghesi yesterday on site and he is going to submit a revised plan that will not show any handicap spots which should take care of issue.

Police Traffic: Police Traffic Sergeant Dustin Baldis, in an email dated June 3, 2022 has offered the following comments on the plans:

Is the sidewalk in which the vehicles will be passing over have a sign or marking to indicate transit traffic or loading area. My only comment on these plans. Thank you.

Fire: Fire Marshal Edward Bascetta, in a letter to me dated June 3, 2022, stated that he had no comments on the proposed project.

WPCA: WPCA has not offered comments on these plans

Building: Building Official Kevin Gillette, in a letter to me dated May 13, 2022, recommended:

1. *Please provide the following information as applicable when applying for the required permits:*
 - *Complete sets of IBC Section 107 required Construction Documents as applicable, prepared by a Registered Design Professional, for all work to be performed*
 - *Complete Plan for Accessibility including Parking and Passenger Loading Facilities*
 - *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 the Site Plan application #1412, 187 Commercial Blvd to install a new overhead door in an existing building and modify parking lot for truck delivery traffic with the following conditions and recommendations:

1. It is recommended that the applicant follow the advice of Building Official Kevin Gillette contained in his letter to the City Planner dated May 13, 2022
2. It is recommended that the applicant follow the advice of Assistant City Planner Nate Nardi-Cyrus in his June 8, 2022 email to the City Planner regarding landscaping
3. The applicant shall correct existing site lighting issues identified by Assistant City Planner Nate Nardi-Cyrus in his June 8, 2022 email to the City Planner
4. 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
 - b. One mylar copy of the full approved plan set 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.
 - 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: Borghesi Building and Engineering