

CITY OF TORRINGTON



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To: Planning & Zoning Commission
From: Jeremy Leifert, AICP, City Planner *JL*
Date: June 8, 2022
RE: Site Plan #1410, 360 Technology Park Drive, Construct a new 15,456 square foot greenhouse next to the existing greenhouse on the property.

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 this property, CT Food for Thought, Inc. to construct a new 15,456 square foot greenhouse at 360 Technology Park Drive, Tax Assessor's Map 245 Block 002 Lot 103. The proposed greenhouse will be similar in size and construction as the recently completed greenhouse on the property approved under site plan #1325. The proposed greenhouse would be connected to the nearby warehouse and processing building by a 225-foot long and 16-foot wide connecting corridor. The property contains a recently completed office, processing plant, and hydroponic greenhouse constructed under the previous commission approval. The property is owned by Technology Park Associates, LLC, and consists of two adjacent parcels: the first, 360 Technology Park Drive, is 8.75 acres in size and the second is a 4.49-acre vacant parcel to the south of the first parcel. Both parcels are located in the IP-Industrial Park zone. The proposed greenhouse, processing and hydroponic farm uses are permitted uses in the IP Zone per Section 3.1 Subsections 5.80, 12.10 & 19.00 of the Zoning Regulations. Plans submitted are titled, "New Opportunities II, 360 Technology Park Drive, Torrington, CT 06790," by Borghesi Building & Engineering Co., Inc., Torrington, CT. Dated March 28, 2022. 2 Sheets. The Zoning Information Table on sheet SP1 indicates that the proposed buildings meet the required setbacks, lot coverage and that the minimum parking requirements are all compliant, pending the combination of the two parcels. Staff has met previously with the property owner and engineer to discuss the project prior to this meeting.

Other Items of note:

1. The current plans that have been submitted are missing an engineer's stamp and signature.
2. The greenhouse as currently proposed will cross boundary lines between parcels. In the zoning table, the applicant indicated the intention to merge these parcels to form one parcel.
3. The sediment basin to the rear of this property has filled with accumulated sediment due to property erosion, and is in need of cleaning and maintenance to continue functioning as intended.

Other Staff Comments:

Wetlands – Nearby wetlands are greater than 75 feet away from the proposed work on the property. Therefore, no wetlands permits are required for this application. This constitutes a favorable wetlands report for this application.

Landscaping – No additional tree or shrub landscaping is proposed or recommended as part of this application. The applicant should plant grass or other ground cover for stabilization over the remaining undeveloped portions of the subject properties upon completion of the project.

Lighting – No additional lighting fixtures have been proposed as part of this application. Any new lighting to be installed on site shall be full cutoff fixtures and shall be in compliance with section 5.17 of the Torrington Zoning Regulations.

Signage – No new signage is proposed for this project. 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 ARC reviewed the application at their May 19, 2022 meeting. Items discussed at the meeting included the building construction, possible noise abatement from the air circulators, and the landscaping/ground cover on the property. The committee voted to make a positive recommendation on the project due to the similarity of the project to the current structures and greenhouse on the property.

Engineering: Paul Kundzins, City Engineer, in an email to me dated June 7, 2022, submitted a marked up site plan with questions and corrections to be reviewed and addressed by the applicant. In my opinion, these markups are relatively minor in nature and may be addressed by the applicant prior to issuance of zoning permits.

Police Traffic: Police Traffic Sergeant Dustin Baldis, in an email dated May 12, 2022 has offered the following comments on the plans:

With the larger greenhouse is there more employees and will the small lot be able to handle this? Other than that I have nothing further. Thank you.

Fire: Fire Marshal Edward Bascetta, in a letter to me dated May 13, 2022, offered the following comments on the plans:

The building should be equipped with a complete and compliant fire protection system compatible with the new construction. 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: Ray Drew, Public Works Director, in a memo to me dated May 16, 2022, offered the following comments:

- 1. Applicant shall submit application for Sewer Discharge Permit.
 - a. Projected Water Consumption*
 - b. Number of Full & Part Employees*
 - c. Proposed use of facility.**
- 2. Capacity Reserve Fee shall be paid prior to commencement of discharge, fee if applicable shall be calculated upon receipt of item #1.*
- 3. 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.*
 - b. Owner shall submit to the WPCA copies of all Federal, State and Local Permits as they pertain to wastewater discharges.*
 - c. Contact James Hilton 860-485-9166 to schedule inspection.**
- 4. Occupants shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.*
- 5. Occupants shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.*
- 6. For additional information or questions contact WPCA (860) 485-9166*

Building: Building Official Kevin Gillette, in a letter to me dated 5/13/22, 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 Life Safety Plan with Occupant Load*
 - Complete Plan for Accessibility including Parking and Passenger Loading Facilities*
 - Complete Exhaust and Make-up Air 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 the Site Plan application #1410, 360 Technology Park Drive to construct a new 15,456 square foot greenhouse next to the existing greenhouse on the property with the following conditions and recommendations:

1. The two parcels a that are subject of this application shall be combined prior to issuance of a zoning permit for the project
2. The applicant shall address all remaining questions and plan markups from Paul Kundzins, City Engineer in his June 7, 2022 email to the City Planner prior to the issuance of a zoning permit for the project
3. It is recommended that the applicant follow the advice of Ray Drew, Public Works Director in his memo dated to the City Planner on May 16, 2022 with respect to sewer discharge
4. 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
5. It is recommended that the applicant follow the advice of Fire Marshal Edward Bascetta contained in his letter to the City Planner dated May 13, 2022 with respect to lock boxes and code compliance
6. 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.
7. 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.
8. Per previous conversations with the property owner, the sediment basin to the rear of the property shall be cleaned and maintained prior to issuance of the Certificate of Occupancy for any new buildings on the property
9. Upon completion of the project, the remaining land on the subject properties shall be planted with grass or other suitable ground cover to prevent erosion prior to issuance of the Certificate of Occupancy for any new buildings on the property

Cc: Borghesi Building and Engineering