

# CITY OF TORRINGTON



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To: Planning & Zoning Commission  
From: Jeremy Leifert, AICP, City Planner *JL*  
Date: October 26, 2022  
RE: Special Exception 22-07 & Site Plan #1422, 887 and 895 Migeon Avenue –  
construction of a self-storage facility and associated site improvements

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

Pinbro Associates, LLC has filed an application for property at 887 and 895 Migeon Avenue, Tax Assessor's Map 222 Block 005 Lot 035 and 017 for construction of a self-storage facility and associated site improvements. The properties are owned by Pinbro Associates, LLC, are 0.73 and 0.25 acres in area respectively and are located in the LB-Local Business zone. 887 Migeon Avenue is a vacant lot and 895 Migeon Avenue contains an existing three family dwelling. It is the intent of the applicant to conduct a boundary line revision to transfer a portion of the land from 895 Migeon Avenue to 887 Migeon Avenue for the proposed self-storage facility. The proposed use as a self-storage facility is allowed by special exception/site plan approval in the Local Business zone under zoning regulations section 3.1 - Table of Permitted Uses, subsection 9.32 – Self Storage Warehouse Units. There are four proposed self-storage buildings on site totaling 13,975 square feet and 99 individual units of varying sizes. A previous site plan approval #1038 was granted by the planning and zoning commission for commercial buildings at 887 Migeon Avenue on May 11, 2012 and has expired. Plans submitted are titled, "Proposed Self Storage Units, 895 Migeon Avenue, Torrington, CT, Regulatory Submission" by SLR, Cheshire, CT. Dated September 15, 2022. 10 Sheets. Also included is a drainage report dated October 3, 2022. Staff has met previously with the property owners' representative and engineer to discuss the project prior to this meeting.

**Other Items of note:**

1. The zoning table appears to have a misprint in the "Proposed/Provided" column for the proposed percent building coverage for both properties. The applicant should be prepared to state on the record at the public hearing the proposed building coverage for both parcels and update the cover sheet.
2. The undeveloped portion of Gardenhurst Avenue that runs through the property was abandoned by the City in 1986.
3. The requirement for parking on the site is 10 parking spaces including at least one van-accessible handicap space based on the proposed unit count of 99 units (one per 10 bays). The applicant has proposed five parking spaces. There are no handicapped parking spaces proposed. The applicant is required to convert two of the existing spaces to a van-

accessible handicap space and correct the drawings to conform to the regulations, leaving four spaces provided. Since the proposed use for the site is self-storage with minimal need for parking, I am in favor of allowing a reduction in the minimum parking requirements under section 5.13.4.B. to four spaces, including the required van-accessible handicap space.

4. Parking requirements and parking reduction information should be added to the zoning table on the title sheet.

#### **Other Staff Comments:**

Nate Nardi-Cyrus, Assistant City Planner, in an email to me dated September 28, 2022, offered the following comment on the plans:

*Wetlands – There are regulated watercourses in the vicinity of the subject property that require wetlands review for this proposal. The applicant submitted a wetland permit application on 9/15/22, with the permit (# AD22-09-02) set to be issued on 10/6/22. This constitutes a favorable wetlands report for this application.*

*Landscaping – The landscaping plan, pg. 4 of the site plan, meets the specifications of 5.11 (Landscaping Requirements) of the zoning regulations. Planted shrubs described in the plan must be a minimum of 18” in height. It is recommended that the applicant replace non-native species (Dragon Lady Holly, Karl Foerster Feather Reed Grass, Hameln Fountain Grass, Stella de Oro Daylily, and Dropmore Catmint) with native alternatives (Grasses – ex. switchgrass *Panicum virgatum* and little bluestem *Schizachyrium scoparium*; Shrubs – ex. American holly *Ilex opaca*; Perennials – ex. Canada lily *Lilium canadense* and wild bergamot *Monarda fistulosa*).*

*Lighting – No lighting is shown on the site plan. New lighting must comply with section 5.17 of the City zoning code, including the use of full cut-off fixtures. We encourage the use of products approved by the International Dark-Sky Association: <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/>.*

*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.*

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

**Architectural Review Committee:** This project will be reviewed by the ARC at a meeting on October 20, 2022. The Committee was generally in support of the aesthetics of the project with the following suggested changes and updates to the plans:

1. Landscaping substitutes as suggested by Assistant Planner Nate Nardi-Cyrus
2. Tan colored vinyl fencing on the side property lines to match the tones of the proposed buildings; fencing to the rear of the property can be chain link.
3. Address number on both the outside of the building facing the street and mounted to the outside gate

4. Signage to match the basic design of the previous project by this applicant at 456 South Main Street
5. Proposed sidewalks have not been added to the plans
6. If signage lighting is proposed, it should be soft lighting to comply with Dark Sky recommendations and not be a distraction to passing traffic.

**Engineering:** Paul Kundzins, City Engineer, in an email to me dated October 14, 2022 submitted the filed plans with markups and indicated the following:

*My comments are in the attached. Most are minor and can be addressed with revisions prior to construction.*

**Police Traffic:** Police Traffic Sergeant Dustin Baldis, in email to me dated October 16, 2022, offered the following comments:

*Only thought is there any consideration about sidewalk on this area as it may draw more and consider down the line continuing from Forbes school area? Other than that, I have nothing further.*

**Fire:** Fire Marshal Edward Bascetta, in a letter to me dated October 12, 2022, 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 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:** Mary Perrotti, WPCA Administrative Assistant, in an email to me dated September 26, 2022, stated that WPCA has no comments on the plans.

**Building:** Building Official Kevin Gillette, in an email to me dated October 12, 2022, offered the following comments:

*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 Mechanical and Electrical Plans*
- *Complete Plan for Accessibility including Parking and Passenger Loading Facilities*

*Subject to review and on-site correction. 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 Special Exception #22-07 and Site Plan #1422, 887 and 895 Migeon Avenue for construction of a self-storage facility and associated site improvements with the following conditions and recommendations:

1. The applicant shall complete the proposed lot line revision between 887 and 895 Migeon Avenue properties and submit documents to the City Planner prior to the issuance of zoning permits to begin construction
2. The applicant shall update the zoning table with appropriate calculations for proposed building coverage and a parking table
3. The applicant shall update final plans to show a van accessible handicap parking space.
4. The minimum parking requirements of 10 parking spaces for self-storage units shall be waived to allow 4 parking spaces on site in accordance with section 5.13.4.B of the regulations.
5. The applicant shall update final plans to show sidewalks fronting both subject properties
6. It is recommended that the applicant follow the advice of Assistant City Planner Nate Nardi-Cyrus in his September 28, 2022 email to the City Planner, specifically regarding landscaping
7. The applicant shall follow the advice of the Architectural Review Committee from their October 20, 2022 meeting summarized in this memo
8. The applicant shall follow the procedure for the building permits as outlined by Building Official Kevin Gillette in his October 12, 2022 memo
9. The applicant shall follow the requirements outlined by Fire Marshal Edward Bascetta contained in his October 12, 2022 letter to the City Planner
10. The applicant shall address minor corrections to the plans identified by Paul Kundzins, City Engineer in his October 14, 2022 markup prior to filing of final plans
11. It is recommended that the applicant follow the advice of Police Traffic Sergeant Dustin Baldis with respect to construction of sidewalks in accordance with section 5.13.3.K of the zoning regulations in his October 16, 2022 email to the City Planner. Final plans shall be updated to show the proposed sidewalk location.
12. 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 with corrections and including the engineer's stamp and chairman's signature box on the title page and sheet GR, Grading and Utilities
  - b. One mylar copy of the final "Site Plan – Grading and Utilities" sheet (Sheet GR) 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: Pinbro Associates, LLC