

CITY OF TORRINGTON



Land Use Office
Martin J. Connor, AICP, City Planner
140 Main Street • City Hall
Torrington, CT 06790-5245
E-mail: Martin_Connor@torringtonct.org

Phone: (860) 489-2221
Fax: (860) 496-5928

City of Torrington website: www.torringtonct.org

To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: October 7, 2020
RE: Site Plan #1350, Reconstruction of Marino's Restaurant, 12 Pinewoods Road

Cheryl and Christian Marino, Marino's LLC, have filed an application to reconstruct their restaurant that was damaged in a fire. They propose to construct a 7,385 sq. ft. building and site improvements. The property is owned by Marino's LLC, is 1.25 acres in size and is located in the LB Local Business Zone. The restaurant use is a permitted use per Sections 3.1 Subsection 7.50 of the Zoning Regulations. Plans submitted are titled, "Site / Grading Plan, Marino's Restaurant, Prepared for Cheryl and Christian Marino, Torrington, Connecticut," By Laurel Engineering, LLC, Sheets 1A, 1B, 1C, 1D, 2A, 2B, 3A, 3B, 4A, 5, dated 9/23/20. Architectural Plans prepared by John Martin, Associates, titled, "Marino's Restaurant, 12 Pinewoods Road, Torrington, Connecticut, dated 9-24-20. The Zoning Information Table on sheet 1A indicates that the proposed building and parking meet the required Zoning setbacks, maximum impervious surface requirements, maximum building height, and that the minimum parking and loading requirements are all compliant.

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

1. A grading permit is required per Section 7.3.3 of the Zoning Regulations.
2. The Erosion and Sedimentation Control plans appear complete and eligible for certification. A bond estimate, prepared by the Project Engineer, should be submitted for the cost of the installation and maintenance of the soil erosion and sediment controls as shown on the approved plans. A cash bond in an amount approved by the City Planner's office should be submitted prior to issuance of a Grading Permit to cover the estimated installation and maintenance costs of the E&S measures.
3. A Stormwater Management/Best Management Practice (BMP) Maintenance Agreement with the City of Torrington will be required and filed on the Torrington Land Records per Section 7.4.2.D of the Regulations.
4. The architectural plans sheets A1-A2 need to be signed and sealed by an Architect per 8.4.3.M of the Regulations.

Other Staff Comments:

Architectural Review Committee: The Committee voted unanimously to make a favorable recommendation on the project to the Commission at their 10/1/20 Meeting.

Inland Wetlands, Landscaping, Lighting & Signage: Jeremy Leifert, Assistant City Planner, CZ&WEO, reviewed the plans and indicated in his updated e-mail memo to me dated 10/6/20 indicated:

Wetlands – *A wetlands report dated 9-27-20 was submitted by Ralph Stanton, certified soil scientist, and confirms that there are no regulated wetland soils on site or within 75 feet of the project area. Therefore, no wetlands permits are required. This constitutes a favorable report from the Torrington Inland Wetlands Commission.*

Landscaping – *I have reviewed the landscaping plan on Sheet 2A of the submitted plan set. I recommend that additional low shrubs be added to the plans along Winsted Road in the northwest corner of the property at the required density of five shrubs for every forty lineal feet. The landscaping plan is otherwise acceptable.*

Lighting – *Lighting plan updates as previously discussed have been submitted and are acceptable. All site lighting shall otherwise be in compliance with section 5.17 of the zoning regulations.*

Signage – *The building location of one wall sign is noted on the ARC renderings, but dimensions do not appear to be noted. Additional details/narrative on any other building signage should be submitted, including locations on the building and sign dimensions. Any signs over 32 square feet are required to obtain approval as part of this site plan application. It is my understanding from previous meetings that no changes to free standing signage on the site is proposed.*

Other – *The applicant's engineer should add a scale on each of the plan sheets. I believe the scale is 1"=20', but I don't see it noted in the title box on any of the sheets.*

Engineering: In an email memo to me dated 10/2/20, Paul Kundzins, Assistant Public Works Director/City Engineer, indicated: *There are two separate encroachment issues.*

- 1. The 10' access ROW from the Shelburne property for which you have provided the letter. Unfortunately the letter needs to be a legal document with more description with full property information and reference to the deeded ROW and reference to the design plans (showing the permanent features ie curbing and CB to be constructed within the ROW. This legal document will be attached to the deed and registered with the City.*
- 2. Drainage easement to connect to the existing CB. Permission to construct and allow storm water to pass through the proposed drainage pipe and connect to the existing CB is across CL&P property. This permission has to come from CL&P now Eversource. The pipe and a small portion of land on either side of the pipe will have to be a deeded drainage easement in favor of the Marino property against the CL&P property.*

I will endorse the application contingent on the permissions being in place prior to construction.

WPCA: Ray Drew, Public Works Director, comments are contained in a memo to me dated 10/7/20:

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 & Outside)*
 - f. *Gross square footage of space. All occupied buildings.*
 - g. *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. James Hilton 860-485-9166: james_hilton@torringtonct.org*

Police Traffic: Police Traffic Officer Stephen Pisarski has offered no comments on the plans.

Fire: Fire Marshal Edward Bascetta in an email to me dated 10/6/20 stated he had no comments on the site development plans. He will be reviewing the construction drawing prior to the issuance of a building permit.

Conclusion: I recommend approval of the Site Plan application for the proposed 7,350 sq. ft. restaurant with the following conditions:

1. A Grading Permit shall be submitted and approved by the Zoning Officer prior to issuance of a Zoning Permit for the Project. A bond estimate, prepared by the Project Engineer, shall be submitted for the cost of the installation and maintenance of the soil erosion and sediment controls as shown on the approved plans. A cash bond in an amount approved by the City Planner's office shall be submitted prior to issuance of a Grading Permit to cover the estimated installation and maintenance costs of the E&S measures.
2. A Stormwater Management/Best Management Practice (BMP) Maintenance Agreement with the City of Torrington shall be filed on the Torrington Land Records per Section 7.4.2.D of the Regulations.

3. The architectural plans sheets A1-A2 shall be signed and sealed by an Architect per 8.4.3.M of the Regulations.
4. The applicant shall address the comments contained in a memo to the City Planner from Jeremy Leifert, Assistant City Planner, dated 10/6/20.
5. The applicant shall address the comments contained in a memo to the City Planner from Paul Kundzins, Assistant Public Works Director/City Engineer, dated 10/2/20.
6. The applicant shall address the comments contained in a memo to the City Planner from Ray Drew, WPCA Administrator dated 10/7/20.

Cc: Cheryl and Christian Marino
Robert Colabella, P.E., Laurel Engineering

City Of Torrington



WATER POLLUTION CONTROL AUTHORITY
140 Main Street
Torrington, CT 06790-5245

Tel: (860) 485-9166
Fax: (860) 485-0730

MEMO

TO: Marty Connor
FROM: Ray Drew, Public Works Director
DATE: 10-7-20
RE: 12 Pinewoods Rd - Restaurant Rebuild

WPCA 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 & Outside)
 - f. Gross square footage of space. All occupied buildings.
 - g. 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. James Hilton 860-485-9166: james_hilton@torringtonct.org

- b. Show Existing Sanitary sewer laterals and ties.
- c. If existing laterals to be reused:
 - 1. Laterals shall be CCTV'd and pressure tested prior to reuse. Contact WPCA to certify inspections.
 - 2. Provide flow analysis to determine adequate capacity
- d. If New laterals
 - 1. Existing laterals shall be disconnected at the city main.
 - 2. Laterals shall be CCTV'd and pressure tested prior to reuse.
 - 3. Laterals shall be designed for Peak flow.
- 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

From: Paul Kundzins <Paul_Kundzins@torringtonct.org>

Sent: Friday, October 02, 2020 9:15 AM

To: Chris Marino <chris@marinosrestaurantct.com>

Cc: Martin J Connor <Martin_Connor@torringtonct.org>; Robert Colabella <laureleng@earthlink.net>; Jeremy Leifert <Jeremy_Leifert@torringtonct.org>; Cheryl Marino <cheryl@marinosrestaurantct.com>

Subject: Re: Letter giving permission to work in R.O.W.

There are two separate encroachment issues.

1. The 10' access ROW from the Shelburne property for which you have provided the letter. Unfortunately the letter needs to be a legal document with more description with full property information and reference to the deeded ROW and reference to the design plans (showing the permanent features ie curbing and CB to be constructed within the ROW. This legal document will be attached to the deed and registered with the City.
2. Drainage easement to connect to the existing CB. Permission to construct and allow storm water to pass through the proposed drainage pipe and connect to the existing CB is across CL&P property. This permission has to come from CL&P now Eversource. The pipe and a small portion of land on either side of the pipe will have to be a deeded drainage easement in favor of the Marino property against the CL&P property.

I will endorse the application contingent on the permissions being in place prior to construction.

Paul.


Paul Kundzins, P.E.

Deputy Public Works Director – City Engineer

City of Torrington

140 Main Street, Torrington, CT 06790

860-489-2234

 [Chat with me on Teams!](#)

From: Jeremy Leifert
Sent: Tuesday, October 06, 2020 9:29 AM
To: Martin J Connor <Martin_Connor@torringtonct.org>
Subject: Site Plan Application 1350, Marino's - 12 Pinewoods Road

Marty,

I have reviewed the information submitted for the site plan application for redevelopment of the Marino's Restaurant site at 12 Pinewoods Road, and offer the following comments:

Wetlands – A wetlands report dated 9-27-20 was submitted by Ralph Stanton, certified soil scientist, and confirms that there are no regulated wetland soils on site or within 75 feet of the project area. Therefore, no wetlands permits are required. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping – I have reviewed the landscaping plan on Sheet 2A of the submitted plan set. I recommend that additional low shrubs be added to the plans along Winsted Road in the northwest corner of the property at the required density of five shrubs for every forty lineal feet. The landscaping plan is otherwise acceptable.

Lighting – Lighting plan updates as previously discussed have been submitted and are acceptable. All site lighting shall otherwise be in compliance with section 5.17 of the zoning regulations.

Signage – The building location of one wall sign is noted on the ARC renderings, but dimensions do not appear to be noted. Additional details/narrative on any other building signage should be submitted, including locations on the building and sign dimensions. Any signs over 32 square feet are required to obtain approval as part of this site plan application. It is my understanding from previous meetings that no changes to free standing signage on the site is proposed.

Other – The applicant's engineer should add a scale on each of the plan sheets. I believe the scale is 1"=20', but I don't see it noted in the title box on any of the sheets.

Thanks,

Jeremy Leifert, CZEO
Assistant City Planner
Zoning and Wetlands Enforcement Officer
City of Torrington
140 Main Street, Room 324
860-489-2221