

# CITY OF TORRINGTON



Land Use Office  
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To: Planning & Zoning Commission  
From: Jeremy Leifert, AICP, City Planner  
Date: September 21, 2022  
RE: Site Plan #1421, 1565 East Main Street – site plan/change of use from previous automotive sales parking lot to storage shed display and retail sales

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

Dibble Street Associates, LLC has filed an application for property at 1565 East Main Street, Tax Assessor's Map 137 Block 005 Lot 007 to improve the existing gravel parking lot on site and place display storage sheds on the property for the purposes of retail storage shed sales. The applicant also proposes to place a 10x12 structure on the property for use as an on-site sales office.

The property is owned by Dibble Street Associates, LLC, is 0.96 acres in area and is located in an LB-Local Business zone. A previous Site Plan approval under application #742 was approved on January 25, 2006 for an overflow parking lot for an adjacent automotive dealership, and is the most recent use on the property. The retail storage shed sales use is a conforming use by site plan approval in the Local Business zone under zoning regulations section 3.1, Table of Permitted Uses, subsection 3.10. A new site plan approval is required for this proposed change of use. Plans submitted are titled, "Project – Dibble Street Associates, LLC, 1565 East Main Street, Torrington, CT 06790." by Borghesi Building and Engineering Co. Inc, Torrington, CT. Dated September 9, 2022. 1 Sheet. Staff has met previously with the property owners to discuss the project prior to this meeting.

Other Items of note:

1. Submitted plans do not bear an engineers' stamp and seal, and are required on at least one set of filed plans
2. No handicapped spaces are identified on the proposed plans. A minimum if one van-accessible handicapped parking space is required for the retail use on the site. Waivers are not allowed in the zoning regulations for required handicapped parking. All dimensional and grading requirements in section 5.13.4.D in the regulations shall be followed.
3. A basic zoning table showing applicable information should be added to the plans as required in section 8.4.3.N of the regulations.

**Other Staff Comments:**

Nate Nardi-Cyrus, Assistant City Planner, in an email to me dated September 21, 2022, offered the following comment on the plans:

*I have reviewed the submitted plans for 1565 East Main Street and determined that some of the proposed activities will require a wetlands permit. A wetlands permit application must be submitted to the City Land Use Office for review prior to the issuance of any other subsequent approvals.*

**Architectural Review Committee:** This project will not require ARC review.

**Engineering:** No comments have been received to date. We have asked all comments be returned no later than October 14, 2022.

**Police Traffic:** No comments have been received to date. We have asked all comments be returned no later than October 14, 2022.

**Fire:** No comments have been received to date. We have asked all comments be returned no later than October 14, 2022.

**WPCA:** No comments have been received to date. We have asked all comments be returned no later than October 14, 2022.

**Building:** No comments have been received to date. We have asked all comments be returned no later than October 14, 2022.

**Conclusion:** I recommend tabling a decision on this application until the next Planning and Zoning Commission Meeting scheduled for October 26, 2022 to allow time for City department reviews and updates to submitted plans.

END OF MEMO

Cc: Dibble Street Associates, LLC