

CITY OF TORRINGTON



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To: Planning & Zoning Commission
From: Jeremy Leifert, AICP, City Planner
Date: October 26, 2022
RE: Site Plan #1423, 1050 East Main Street – site plan/change of use from previous commercial greenhouse use to drive in and carry out food service use and commercial vehicle storage

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

Ryan Batchelder, property owner has filed an application for property at 1050 East Main Street, Tax Assessor's Map 133 Block 006 Lot 040 to change the use of the property from a previous commercial greenhouse use to a drive-in and carry-out food service use and commercial vehicle storage use. The applicant also proposes to create two improved gravel pads; one for parking of a food truck and picnic tables on the western side of the property (nearest to East Main Street) and another to store commercial vehicles on the eastern side of the property. Exiting parking spaces from previous approvals along Hartford Avenue are proposed to be used.

The property is owned by Ryan Batchelder and Thongseng Ramos, is 0.41 acres in area, and is located in the LB-Local Business zone. A previous Site Plan approval under application #731 was approved on September 14, 2005 for a commercial greenhouse and modified under application #857 on September 12, 2007 and has expired. There is also a single family dwelling located on the property which will continue to be used for that purpose. The drive-in and carry-out food service use is a conforming use by site plan approval in the LB zone under zoning regulations section 3.1, Table of Permitted Uses, subsection 7.40. The commercial vehicle storage use is a conforming use by site plan approval in the LB zone under zoning regulations section 3.1, Table of Permitted Uses, subsection 9.40. A new site plan approval is required for these proposed changes of use.

Plans submitted are titled, "Site Plan, 1050 East Main Street, Torrington, CT, Map 133, Block 006, Lot 040 prepared for Ryan Batchelder, 1050 East Main Street, Torrington, CT 06790" by Bodwell Engineering and Surveying, LLC, West Cornwall, CT. Dated September 2022. 1 Sheet. Staff has met previously with the property owners to discuss the project prior to this meeting.

Other Items of note:

1. There are no proposed sidewalks on the plans. A sidewalk will be required along East Main Street in accordance with section 5.13.3.K of the zoning regulations as a condition of approval.

2. The commission should review comments below from the City Engineer and Traffic Sergeant and discuss requiring changes to parking orientation. The current orientation has been identified as a safety issue. However, the parking is in a pre-existing location and has been slightly reduced.

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 no regulated wetlands or watercourses on or in the vicinity of the subject property 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 – Landscaping along East Main Street and Hartford Avenue shall include trees and shrubs required by Section 5.11 (Landscaping Requirement) of the zoning code. The ROW along East Main Street and Hartford Avenue and the 10' front setbacks must be established as grass.

Lighting – No lighting additions or removals are proposed or recommended as a part of this application.

Signage – Add truck with large a-frame signage to site plan and situate outside of DOT ROW and 10' front setback. A sign permit shall be required for this sign or any other 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 not require ARC review.

Engineering: Paul Kundzins, City Engineer in an email to me dated October 18, 2022, offered the following comments:

The Engineering Department is not in favor of the existing perpendicular parking remaining as it is hazardous to back out into street traffic especially in close proximity to the intersection with East Main Street. It is suggested that self-contained parking be made within the property with a designated driveway access point to control traffic access and egress to Hartford Ave. New 6" bituminous concrete curbing is to be installed along the entire frontage of Hartford Ave to prevent short term pickup parallel parking within the ROW. See the attached marked up plan with additional comments.

Police Traffic: Police Traffic Sergeant Dustin Baldis, in an email to me dated October 18, 2022, offered the following comments:

In review these plans I have a couple of concerns with the property. I see that we have commercial type traffic with parking spaces backing into our city street near an intersection. This is not acceptable if other means can be accommodated for the space. I observed Paul's plan which puts the spaces into a designated driveway which appears to be

more advantageous instead of putting people into our city right of way and roadway. With this being a quick stop for food and beverage we seem to be leading to more pedestrian type of access and ask why no sidewalk would be required as we have in the near future a sidewalk plan for the north side of East Main Street. By having a sidewalk on his south side it allows for access from the pedestrian and bicycling traffic and provide safety away from East Main Street. These are my only comments. I hope this was all the plans that I missed. Thank you.

Fire: Fire Marshal Edward Bascetta, in an email to me dated October 12, 2022, indicated that he has no comments on this property.

WPCA: Mary Perrotti, WPCA Administrative Assistant, in an email to me dated September 26, 2022, indicated that there are no comments from WPCA in this application.

Building: The building department offered no comments on these plans.

Conclusion: I recommend approval of Site Plan #1423, 1050 East Main Street for a site plan and change of use from previous commercial greenhouse use to drive in and carry out food service use and commercial vehicle storage, with the following conditions and recommendations:

1. Final plans shall include a sidewalk along East Main Street in accordance with section 5.13.3.K of the zoning regulations
2. The applicant shall follow comments of Paul Kundzins, City Engineer, with respect to parking alignment and access management along Hartford Avenue outlined in his October 18, 2022 email to the City Planner
3. The applicant shall follow the advice of Police Traffic Sergeant Dustin Baldis with respect to parking alignment, access management and sidewalk installation as outlined in his October 18, 2022 email to the City Planner.
4. Zoning permits are required prior to alteration or use of the site for the proposed use.
5. The applicant shall contact the Torrington Area Health District and obtain compliance with Public Health Codes prior to approval of zoning permits to perform site work or operate on the site.
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 approved plan including the engineer's stamp and chairman's signature box on the title page.
 - b. One mylar copy of site plan 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: Ryan Batchelder