

# CITY OF TORRINGTON



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To: Planning & Zoning Commission  
From: Martin J. Connor, AICP, City Planner  
Date: May 20, 2021  
RE: Special Exception 21-04, Margo Pedroso, 315 New Harwinton Rd., addition

Margo Pedroso has filed a Special Exception application to add a 24' x 14', 336 sq. ft. first floor addition to her current residence at 315 New Harwinton Rd. The purpose of the addition is to create an accessible first floor bedroom and bath for elderly parents who live with them. The property is located at the corner of New Harwinton Road and Ridgebrook Road. The property is owned by Margaret and Manuel Pedroso Jr. and Margo and Manuel Pedroso III. The house was built over 100 years ago and does not meet the required 25' front yard setback from Ridgebrook Road. The house was actually built before Ridgebrook Road was constructed. The property is 33,120 sq. ft. in size and is located in the R10-S Zone. The existing dwelling is located 13.1' feet from Ridgebrook Road. The proposed addition will be located 13.5' from Ridgebrook Road. The applicant submitted an A-2 Survey titled, "Zoning Location Survey, Site Plan for Addition, Assessors Lot 132-011-008, Prepared for Manuel Pedroso III & Margo Pedroso, 315 New Harwinton Road, Torrington, Conn., Torrington, Connecticut," dated April 26, 2021, revised April 28, 2021, by Robert Green Associates LLC.

The applicant has applied for Special Exception Approval per Section 4.1.9 of the Regulations below:

*4.1.9 Where an existing building is in violation of front, side, or rear yard setbacks or buffer and the applicant has requested an expansion of the building, the Commission may, by special exception, allow a reduction of the setback and/or buffer for such building expansion to the lesser of:*

- A. twenty percent of the required setback or buffer; or*
- B. the setback of the existing building.*

**I have the following comments:**

1. The applicant has provided the required notification of the public hearing to adjacent neighbors.
2. The existing dwelling meets the required front yard requirement for New Harwinton Road and side yard minimum requirements from the other property lines. With the proposed addition the property will comply with the maximum building coverage requirement.

3. The proposed addition complies with the specific requirements of Section 4.1.9 of the Regulations.
4. In my opinion the application complies with the general requirements of Section 8.2 General Requirements for Special Exception approval.

### **Fire Marshal**

The application was not referred to the Fire Marshal as they do not inspect single family dwellings.

**Police Traffic:** No comments were received from Sgt. Baldis, Police Traffic Unit.

### **Inland Wetlands, Lighting & Landscaping**

Jeremy Leifert, Assistant City Planner, in an e-mail memo to me dated 5/20/21 indicated:

*Wetlands – Upon review of the wetlands mapping on the City GIS system, it appears there are no wetlands or watercourses in the vicinity of this property, and there is no exterior site work or construction proposed for this application. Therefore no inland wetlands permits are required. This constitutes a favorable report from the Torrington Inland Wetlands Commission.*

*I have no additional comments or recommendations with respect to lighting, landscaping or signage, as this is a residential use.*

### **Engineering Review**

Paul Kundzins, P.E., Assistant Public Works Director / City Engineer, in an e-mail memo to me dated 5/3/21 indicated:

1. The applicant has requested to add additional living space for elderly parents, addition is less than 400 sq. ft. includes bedroom and bathroom.
2. No construction activity shall take place on or from or have access from Ridgebrook Road without obtaining a Right-of-Way Permit from the Engineering Department.
3. The Engineering Department does not foresee any issues with regards to this **Special Exception Application** and therefore endorses this application.

### **WPCA**

Mary Perrotti, Administrative Assistant, Water Pollution Control Authority, in an email memo to me dated 4/30/21 indicated that they have no comments and that there would be no capacity reserve fee.

### **Conclusion**

I recommend that the Commission make a finding that the Special Exception application for the proposed addition meets the general and specific standards for Special Exception Approval. I don't recommend any special conditions.

Cc: Margo Pedroso