

Mark Merriman
26 Pumping Station Road
Torrington, CT

To: Martin J. Connor, AICP, City Planner

From: Mark Merriman

Date: May 4, 2021

Re: Response to Planning & Zoning Commission Comments to Special Exception Request & Site Plan

This will address the comments received to our submitted request for special exception approval for our proposed barn/garage structure at Pumping Station Road across from our residential address at 26 Pumping Station Road.

- 1) Architectural Elevations of the proposed barn/garage are attached, as well as the relevant proposed floor plan for first and second floor of the structure.
- 2) We will address the recommendations of Fire Marshal Bascetta from his review of the plans
 - a. Equip the structure with a complete and compliant fire protection system compatible with new construction
 - b. Installation of lock box for use by the fire department, containing building access keys
 - c. Ensure that the building and area comply with required building and electrical codes
- 3) Our responses to the comments by City Engineer Kundzins are as follows:
 - a. The site map will be updated to narrow the driveway to 20 feet within the right of way.
 - b. The site map will be updated to eliminate the radii at the ends of the driveway.
 - c. We have confirmed that no easement is required for the current support push pole to be removed by Eversource, and that the successor utility pole will not have a support push pole.
 - d. The site map will be updated to display the spot grade of 904+2 on the SE corner of the parking area, matching the same grade at the SW corner.
 - e. This confirms that we are only using municipal water for irrigation and do not need a septic system
 - f. This confirms that the roof drain will be run by drain pipe to a stone splash west of the garage structure, and will not be accessed as domestic water
 - g. As requested, the site map will be updated to display the City of Torrington standard detail 1.4 and 1.5 on temporary and permanent trench repair (as shown in attachment)

We appreciate the opportunity to address the comments by the Planning and Zoning Commission and look forward to the virtual commission hearing schedule for Wednesday May 12.