

CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SPECIAL EXCEPTION APPLICATION

~~Ck# 003318 (\$210)~~ & ~~Ck# 11684 (\$97.75)~~

Fee: \$210.00 (includes \$60.00 state tax)

Date of Application: 9/15/22 Hearing: _____ Decision: _____

Location of Property/Address: 887 Migeon Avenue and 895 Migeon Avenue, Torrington, CT 06790

Assessor's Map: MBL 222 / 005 / 035 (887 Migeon) Zone: LB Area: 0.97
- MBL 222 / 005 / 017 (895 Migeon)

Applicant: Pinbro Associates, L.L.C.

Applicant's Address 401 McMahon Drive, Thomaston, CT 06787

Applicant's Signature: [Signature] Peter C. Herbst, Attorney for the Applicant

Phone: 860-489-9495 * Fax: 860-489-5977* E-mail: pch@herbstlaw.com

*Attorney's contact info

Owner: Pinbro Associates, L.L.C.

Owner's Address: 401 McMahon Drive, Thomaston, CT 06787

Phone: 860-489-9495 * Fax: 860-489-5977* E-mail: pch@herbstlaw.com

Owner's Signature:** [Signature]

**If the owner and the applicant are different entities, a written authorization letter from the owner must be attached to this application.

Describe the Proposed Project:

Self-Storage Warehouse Units per Section 9.32

Section(s) of the Zoning Regulations giving the Planning and Zoning Commission authority to grant the Special Exception(s): Self-Storage Warehouse units on Property in LB zone – Section 3.1 allowed by Special Exception 9.32

Describe the Special Exception(s) sought:

Self-Storage Warehouse Units per Section 9.32

Is there a conservation or preservation restriction on the property? Yes No

Conservation and/or Preservation Restrictions: If the property subject to the Special Exception approval has a conservation or preservation restriction on the land, the holder of the restriction is required to be noticed of the application. The applicant must notify the holder of the land restriction regarding the application by certified mail, return receipt requested, no later than 60 days prior to the filing of the application. In lieu of such notice the applicant may submit a letter from the holder of such restriction (or their agent) verifying that the application is in compliance with the terms of the restriction.

Are there wetlands on the property or construction or drainage within a regulated wetlands area?

(75 feet from wetlands and 100 feet from watercourse or water body) Yes No

If yes, has an application been submitted to the Inland Wetlands Commission? Yes No

Is this property within 500 feet of another municipality? Yes No

Name the municipality: _____

Explain reasons for granting this special exception. List any proposed safeguard and conditions:

Is a site plan application being filed for this project at the same time as this Special Exception application? Yes No

Important Information for the Applicant

1. Application: The applicant must submit eight (8) copies of this application.
2. Survey: The application must submit eight (8) copies of an up-to-date Class A-2 survey of the property and improvements prepared by a land surveyor registered in the State of Connecticut.
3. Site Plan: The applicant must submit eight (8) copies of a site plan. All plans shall be prepared, signed and sealed by a professional engineer, landscape architect, land surveyor or architect - whichever is appropriate. The professional engineer, landscape architect, land surveyor or architect must be registered in the State of Connecticut. All plans shall be based on an A-2 survey. The scale of the plans shall be a minimum of one inch equals forty feet. The plans shall include the following information:
 - A. Date, north arrow, and scale;
 - B. Existing and proposed contours at two foot intervals;
 - C. Existing major landmarks such as wetlands, streams, floodplains, rock outcropping, tree lines, etc;
 - D. Construction limit line identifying all those areas to remain undisturbed and in their natural state;
 - E. The location, size and species of significant trees and all specimen trees as required in *Section 5.16*;
 - F. Proposed parking and loading areas including stalls, driveways, and aisles; dimensions, curbing, landscaping, turning radii and identification of proposed surface material shall be shown;
 - G. The sight distance for proposed driveways;
 - H. Proposed lighting plan including the location, size, height, and intensity of all lighting fixtures;
 - I. Proposed landscaping plan showing the Latin and common name of the species used, quantity of each plant species and the size and height of the plants at the time of planting; the landscaping plan shall be signed by a landscape gardener or landscape architect;
 - J. The location and design of all existing and proposed sanitary sewer, storm drainage, water, electrical, natural gas and other utilities; all engineering improvements shall be accompanied by appropriate data in accordance with good engineering practice;
 - K. Proposed location and screening of all trash receptacles;
 - L. The proposed size, colors, location and lighting of all signs;
 - M. Architectural plans as described in *Section 8.5.10*;

- N. An informational table showing:
 - a. existing use of the property;
 - b. proposed use of the property;
 - c. zone in which the property is located;
 - d. size of the property in square feet or acres;
 - e. gross floor area of existing structures;
 - f. gross floor area of proposed structures;
 - g. total impervious surface;
 - h. building height in feet and number of stories;
 - i. number of parking spaces required;
 - j. number of parking spaces provided;
 - k. number of loading spaces required;
 - l. number of loading spaces provided;
- O. A vicinity map at a scale sufficient to show:
 - a. parking areas and driveways on all properties within 100 feet of the site;
 - b. all streets within 100 feet of the site; and
 - c. all zone boundaries within 100 feet of the site;
- P. Any information needed by the Commission to determine compliance of the plan with the zoning regulations.

4. Public Notice Sign:

The applicant shall obtain from the Planning and Zoning Department a sign notifying the public of the hearing. A \$120.00 refundable deposit shall be made by the applicant to cover the cost of the sign. The sign shall conform to the following requirements:

- a. The applicant shall post the sign in a conspicuous location on the property affected by the application;
- b. The sign shall give the information on the reason for the hearing (e.g. special exception) and the time, date and location of the public hearing;
- c. The sign shall be clearly visible from a street;
- d. The sign shall be posted at least ten (10) consecutive days before the public hearing; and
- e. The sign shall not be removed until after the close of the public hearing.

Failure to post and maintain this sign shall be grounds for the denial of the application.

5. Letter to Surrounding Property Owners

At least ten (10) days prior to the public hearing, the applicant shall send, by certificate of mailing, a notice of the public hearing to all persons whose property is adjacent to the property affected by the application. Evidence of the mailing shall be presented to the Planning and Zoning Department at or before the public hearing.

- 6. Questions regarding this application can be directed to the Planning and Zoning Department at (860)489-2221 or 489-2220.

OFFICE USE ONLY

Is this property within 500 feet of another municipality? ____ Yes ____ No

If yes, the town(s) is: _____

Date town(s) was/were notified of public hearing: _____

Previous ZBA and P&Z applications at this location:

Departmental Comments:

If this application meets with your approval, please sign and date. If it does not, please attach a separate sheet with your comments:

Traffic Department: _____

Fire Department: _____

City Planner: _____

Building Department: _____

Engineering Department: _____

(Revised 3/14)

CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SITE PLAN APPLICATION

Application # 1422

Date: 9/15/22

Property Location/Address: 887 Migeon Avenue and 895 Migeon Avenue, Torrington, CT 06790

Assessor's Map: 222 / 005 / 035 (887 Migeon / 222 / 005 / 017 (895 Migeon Zoning District: LB

Project: Self-Storage Warehouse Units per Section 9.32

Is a Special Exception application being filed for this property at the same time as this Site Plan application?

Yes No

Is this property within 500 feet of another municipality? Yes No

If yes, give name of municipality: _____

Are there wetlands on the property or construction or drainage within a regulated wetlands area? Yes No
(75 feet from wetlands and 100 feet from watercourse or water body)

If yes, has an application been submitted to the Inland Wetlands Commission? Yes No

Is there a conservation or preservation restriction on the property? Yes No

I, the undersigned applicant, understand that this application is based on the information submitted by me and that falsification by misrepresentation, omission, or failure to comply with the Zoning Regulations shall constitute a violation of the Zoning Regulations.

Applicant: Pinbro Associates, L.L.C.

Address: 401 McMahon Drive, Thomaston, CT 06787

Signature:  Peter C. Herbst, Attorney for the Applicant

Phone # 860-489-9495 * FAX # 860-489-5977* E-mail pch@herbstlaw.com

*Attorney's contact info

I, the undersigned owner, authorize the City's agents to enter my property during and after construction for the purpose of inspection with regards to this application.

Owner: Pinbro Associates, L.L.C.

Address: 401 McMahon Drive, Thomaston, CT 06787

Phone # 860-489-9495 * FAX # 860-489-5977* E-mail pch@herbstlaw.com

Signature: 

Site Plans: Eight (8) copies of the site plan must be submitted at time of application.

Fees: For site plans with no new construction, the application fee is \$135.00. For new construction with gross floor areas 5,000 square feet or less, the application fee is \$135.00. For new construction with a gross floor area greater than 5,000 square feet, the application fee is \$135.00 plus \$.01 per square foot of gross floor area over 5,000 square feet. (All base fees include \$60.00 state tax)

Fee of \$ _____ paid on _____

Attach a description of the processes that will generate the discharges, the materials used in the processes, the characteristics of the effluent, and any treatment conducted prior to discharge. Attach a copy of a NPDES Permit or Application.

This is to certify that this facility has complied, or will comply with the environmental regulations of the Agencies listed in Section 7.0 of the City's Zoning Regulations and will take the steps indicated above to maintain compliance with those regulations. Upon receipt of any permits or registration numbers, copies will be forwarded to the City of Torrington Planning and Zoning Department. Copies of any monitoring reports required by the State Department of Environmental Protection, the State Department of Health or the U.S. Environmental Protection Agency shall also be sent to the Torrington Planning and Zoning Department.

Applicant's Signature: 

Printed Name of Applicant: Peter C. Herbst, Attorney for the Applicant

Applicant's Title: _____

Date: 9/15/22

CITY OF TORRINGTON
PLANNING & ZONING COMMISSION
SITE PLAN APPLICATION
ENVIRONMENTAL COMPLIANCE CERTIFICATION

Date: 9/15/22Property Location: 887 Migeon Avenue and 895 Migeon Avenue, Torrington, CT 06790Assessor's Map: MBL 222 / 005 / 035 (887 Migeon)MBL 222 / 005 / 017 (895 Migeon)Project: Self-Storage Warehouse Units per Section 9.32

Company: _____

Applicant: Pinbro Associates, L.L.C.Applicant's Address: 401 McMahan Drive, Thomaston, CT 06787Air Quality:Will this facility produce emissions into the air? _____ Yes NoIf yes, will this require registration or a permit from any State or Federal agency? _____ Yes NoIf yes, list the agency's name and the registration or permit numbers:

Attach a description of the processes that will produce the emissions. Include an estimate of the amounts of industrial materials that will be used on an hourly basis and any pollution control equipment that will be installed. Attach copies of all air quality permits or applications.

Hazardous Wastes

Will this facility generate, transport, treat, store or dispose of hazardous wastes? Check all that apply:

 Generate Transport Store Treat Dispose

If the facility is a generator, it will do the following. Check all that apply:

- Establish spill control measures
 Compile a contingency plan
 Store the wastes in a manner that protects the environment
 Conduct personnel training

Attach a list of the hazardous wastes that will be generated by the facility, the estimated amounts generated per month and the generating processes. Attach EPA Identification Number of Application. Note that a violation of any State or Federal regulation regarding hazardous materials shall also be a violation of the City Zoning Regulations.

In-Ground Tanks

Will this facility use an in-ground tank for the storage of petroleum products, derivatives, or chemicals?

 Yes No

If yes, attach a copy of the Connecticut Department of Environmental Protection In-Ground Tank Registration form.

Water Quality

Other than sanitary wastes, will this facility discharge process wastewaters or non-contact cooling water?

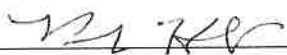
 Yes No

If yes, will the discharges be to the environment or to the local publicly owned treatment plant?

 Environmental Treatment Plant

Attach a description of the processes that will generate the discharges, the materials used in the processes, the characteristics of the effluent, and any treatment conducted prior to discharge. Attach a copy of a NPDES Permit or Application.

This is to certify that this facility has complied, or will comply with the environmental regulations of the Agencies listed in Section 7.0 of the City's Zoning Regulations and will take the steps indicated above to maintain compliance with those regulations. Upon receipt of any permits or registration numbers, copies will be forwarded to the City of Torrington Planning and Zoning Department. Copies of any monitoring reports required by the State Department of Environmental Protection, the State Department of Health or the U.S. Environmental Protection Agency shall also be sent to the Torrington Planning and Zoning Department.

Applicant's Signature: 

Printed Name of Applicant: Peter C. Herbst, Attorney for the Applicant

Applicant's Title: _____

Date: 9/15/22