

# City Of Torrington

ENGINEERING DEPARTMENT  
(860) 489-2234



140 Main Street • City Hall  
Torrington, CT 06790-5245  
Fax: (860) 489-2550

## Memorandum

To: Martin Connor, City Planner  
Jeremy Leifert, Zoning and Wetlands Enforcement Officer

From: Paul Kundzins, P.E. - Deputy Director of Public Works - City Engineer

Date: September 23, 2020

**RE: Engineering Review – Koury Terrace/Tucker Drive– Slaiby Village**

**Applicant: To Design LLC for the Torrington Housing Authority**

---

I have reviewed the above application, supporting plans and documentation, and provide the following comments:

1. Submitted supporting documents:
  - a. Letter from Torrington Housing Authority dated August 18, 2020
  - b. Design plan set prepared by Alfred Benesch & Co and To Design for inland wetland permit application dated 8.18.2020.
2. The applicant has requesting construction of 100 housing units within two buildings. The site amenities will be improved to accommodate additional parking, storm drainage and plantings
3. Confirm in writing by CT LLS the improvement location survey dated July 15, 2013 is an accurate representation of current existing conditions.
4. Confirm the property known as 1139 East Main Street is not a separate parcel (as currently shown on City records) and is combined with the main development property.
5. Confirm that the adjacent and downslope properties do not have any existing adverse conditions resulting from drainage from these wetlands and that these properties will not be adversely affected by the additional stormwater introduced into the wetland.
6. Sheet C-1.2/1.3
  - a. The TD (Temporary Diversion) shall be maintained in good working order at all times including winter months when ground is frozen.

- b. Temporary outlet from detention pond to be maintained in good working order at all times including winter months when ground is frozen. Additional downslope riprap and haybales may be required and should be stockpiled for immediate use if needed.

Thank you,

Paul Kundzins, P.E.  
Deputy Director of Public Works - City Engineer

# City Of Torrington



WATER POLLUTION CONTROL AUTHORITY  
140 Main Street  
Torrington, CT 06790-5245

Tel: (860) 485-9166  
Fax: (860) 485-0730

## MEMO

TO: Marty Connor, City Planner  
FROM: Ray Drew, WPCA Administrator  
DATE: 9-22-20  
RE: Slaiby Village – Koury Terrace - New Buildings – 100 Units

---

WPCA Comments:

1. Applicant shall submit application for Sewer Discharge Permit.
  - a. Maximum Number of Occupants and Employees.
  - b. Total square footage of each building
  - c. Square footage of each unit
2. Capacity Reserve Fee shall be paid prior to commencement of discharge; fee if applicable shall be calculated upon receipt of item #1.
3. Owner shall certify that there are no discharges of storm water either directly or indirectly into the sanitary sewer system from the building. Storm water discharges shall comply with City of Torrington Department of Engineering Standards.
  - a. Owner/Applicant shall contact WPCA to inspect building for compliance with chapter 170-14 of Torrington Code. Contact James Hilton 860-485-9166 to schedule inspection.
4. New Sanitary Sewer Infrastructure (See WPCA Rules and Regulations for more specific design criteria)
  - a. All sewer infrastructures shall be contained within property limits.
  - b. Final As-Builts shall note that "Sanitary Sewer system is the responsibility of property owner". Copies shall be submitted to Department of Engineering.
  - c. Manholes
    1. All Manholes shall have 12" external infiltration shield at all joints.
    2. Manholes shall have exterior waterproofing.
    3. All manholes shall pass vacuum testing per WPCA regulations.
    4. Manhole covers shall not bear "City of Torrington" markings.
    5. City of Torrington WPCA no longer allows installation of steps in Manholes. While the sewer system will be private, we recommend elimination of Manhole Steps.

- d. Sewers
  1. All Sewers shall be televised, with digital copies submitted to WPCA.
  2. All Sewers shall pass pressure test per WPCA Regulations
  3. All Sewers and manholes shall be cleaned prior to being placed in service, during cleaning debris shall be basketed and removed under no circumstances shall debris be flushed downstream.
  4. Sewers with slopes between 20% - 35% shall be anchored with concrete anchors equally spaced 36' OC.
- e. All Testing shall be certified by Department of Engineering.
- f. Private Sewer Maintenance Agreement between WPCA and Property Owner or HOA is required.
- g. Plan and Profiles of Sewer system shall be submitted to WPCA for review and approval.
5. Owner shall supply WPCA with Best Management Plan to minimize the amount of fats, oil and greases that are discharged to the public sewer. Adherence to the plan shall be required of all occupants.
  - a. All common kitchen areas shall comply with State of Connecticut General Permit for Wastewater Associated with Food Preparation Establishments. (If Applicable)
6. Owner shall supply WPCA with Best Management Plan minimize the use of phosphate containing cleaners and detergents.
7. For additional information or questions contact WPCA (860) 485-9166

*The WPCA reserves the right to make additional requirements necessary to ensure sanitary sewers are installed and constructed according to any applicable Federal, State, Local laws or regulations.*

**Martin J Connor**

---

**From:** Jeremy Leifert  
**Sent:** Friday, September 18, 2020 11:47 AM  
**To:** Martin J Connor  
**Subject:** FW: Site Plan Application, Slaiby Village, Koury Terrace/East Main St

Marty,

This is an update for the previous review sent below.

Wetlands – The project was approved by the Inland Wetlands Commission at the September 15, 2020 regular meeting of the Commission under application WC 20-08-05, subject to conditions. I will provide you with a copy of the permit for the Planning and Zoning file once complete. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Thanks,

Jeremy Leifert, CZEO  
Assistant City Planner  
Zoning and Wetlands Enforcement Officer  
City of Torrington  
140 Main Street, Room 324  
860-489-2221

---

**From:** Jeremy Leifert  
**Sent:** Wednesday, September 09, 2020 3:23 PM  
**To:** Martin J Connor <Martin\_Connor@torringtonct.org>  
**Subject:** Site Plan Application, Slaiby Village, Koury Terrace/East Main St

Marty,

I have reviewed the information submitted for the site development plan for the proposed Slaiby Village construction project, and offer the following comments:

Wetlands – An application is currently pending and under review for the project before the Inland Wetlands Commission. I will provide a separate email with wetlands comments once the review by the Commission is complete. The next meeting of the Inland Wetlands Commission is scheduled for Tuesday, September 15 at 7:00 PM.

Landscaping – In reviewing the proposed landscaping plan on Sheets L-4.0 and L-4.1 of the submitted plans, it appears that the plan meets or exceeds all of the required landscaping and buffer requirements as required in section 5.11 of the zoning regulations. Since the front portion of the parcel abutting East Main Street remains in the LB (Local Business) zone, I would recommend that additional shrubs are added to the portion of the property that directly abuts East Main Street in order to meet the requirements of Section 5.11.3 of the regulations, which requires five shrubs for every forty lineal feet of front yard in Local Business zones. I recommend that the landscaping plan is acceptable with the corrections at the East Main Street road frontage.

Lighting – I have reviewed the photometric plans on sheets L-6.0 and L6.1, and the plans appear compliant with the requirements in section 5.17 of the regulations. Full cutoff and/or shielded fixtures are required in compliance with the regulations.

Signage – It appears that there is no signage proposed that would require permitting in the plans. Signage appears limited to traffic flow, directional and parking signage.

Thanks,

Jeremy Leifert, CZEO  
Assistant City Planner  
Zoning and Wetlands Enforcement Officer  
City of Torrington  
140 Main Street, Room 324  
860-489-2221

**Martin J Connor**

---

**From:** Ed Bascetta  
**Sent:** Monday, September 21, 2020 1:59 PM  
**To:** Martin J Connor  
**Subject:** RE: Site Plan #1345, TO Design, LLC, Slaiby Village, 6 Tucker Drive, Tax Assessor's Map 134/009/006, Construct 92 units of affordable housing, multi-family residences

Hi Marty no comments

**From:** Martin J Connor <Martin\_Connor@torringtonct.org>  
**Sent:** Monday, September 21, 2020 1:52 PM  
**To:** Paul Kundzins <Paul\_Kundzins@torringtonct.org>; Ray Drew <Ray\_Drew@torringtonct.org>; Mary Perrotti <Mary\_Perrotti@torringtonct.org>; Steven Pisarski <Steven\_Pisarski@torringtonct.org>; Ed Bascetta <Edward\_Bascetta@torringtonct.org>  
**Subject:** Site Plan #1345, TO Design, LLC, Slaiby Village, 6 Tucker Drive, Tax Assessor's Map 134/009/006, Construct 92 units of affordable housing, multi-family residences

Hi all, any comments? Same project approved in 2013 but with 115 units. Previous approval expired. Only 92 units now as they have switched out some 1 bedroom units with 2 bedroom units. Buildings, parking, etc., same. Thanks, Marty

Martin J Connor, AICP, City Planner  
City of Torrington  
140 Main Street  
Torrington, CT 06790  
860-489-2220