

Application No. 24-02

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
SPECIAL EXCEPTION APPLICATION**

Fee: \$210.00 (includes \$60.00 state tax)  3-1-24 CK # 3875

Date of Application: \_\_\_\_\_ Hearing: \_\_\_\_\_ Decision: \_\_\_\_\_

Location of Property:

232 Klug Hill Rd Torrington, CT 06790

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

Name of Municipality: City of Torrington

Assessor's Map: 215 Block: 023 Lot: 016 Zone: R60

Area: 131.8

Applicant: Lelah Campo

Applicant's Address 232 Klug Hill Torrington, CT 06790

Applicant's Signature: Lelah M. Campo

Phone: 860-485-7500 Fax: N/A email: LCAMPO@COZYHILLS.COM

Owner: Same as above

Owner's Address: SAA

Phone: SAA Fax: N/A

Owner's Signature:\*\* Lelah M. Campo

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:

a 2 day event for dirt bike and quads to race on a temp. track

Section(s) of the Zoning Regulations giving the Planning and Zoning Commission authority to grant the Special Exception(s):

6.13

Describe the Special Exception(s) sought:

B. Public or Private event intended primarily for gatherings, entertainment or amusement.

Is there a conservation or preservation restriction on the property?

Yes  No

Conservation and/or Preservation Restrictions:

If the property subject to site plan 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

Explain reasons for granting this special exception. List any proposed safeguards and conditions: Will only be a 1 day event, primarily for children and families, will be a wonderful opportunity to showcase Torrington and new campground. P27 has a strong history of delivering safe, organized, friendly and well-run events.

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 five copies of this application.
2. Survey: The application must submit five 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 five 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 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 inland 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 5.15;
- 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 \$225.00 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 legible from a street;
- d. The sign shall be posted at least ten 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 10 days prior to the public hearing, the applicant shall send a notice of the public hearing to persons who own land that is adjacent to the land that is subject of the hearing. The proof of mailing shall be evidenced by a certificate of mailing and the person who owns land shall be the owner indicated on the property tax map or on the last completed grand list as of the date such notice is mailed. This information is available in the Torrington Tax Assessor's Office. The notice shall indicate the reason for the hearing, hearing date, time and location of the hearing. Evidence of mailing shall be presented to the Planning and Zoning Commission at or before the public hearing.

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

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(Office Use Only)

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

If yes, the town(s) is: \_\_\_\_\_

Date town(s) were notified of public hearing: \_\_\_\_\_

Previous ZBA and P&Z applications at this location:

\_\_\_\_\_  
\_\_\_\_\_

CITY OF TORRINGTON  
PLANNING & ZONING COMMISSION  
SITE PLAN APPLICATION

Application # 1495

Date: 3-1-24

Property Location: 232 Klug Hill Rd Torrington, CT 06790

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

If yes, give name of municipality: \_\_\_\_\_

Assessor's Map: 215 Block 003 Lot 016

Zoning District: R60

Proposed Project:

P27 Special Event Race Day

Is a Special Exception application being filed for this property at the same time as this Site Plan application?  Yes  No

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) into a wetland?  Yes  No

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: Lelah Campo

Applicant's Address: 232 Klug Hill Rd Torrington, CT 06790

Applicant's Signature: Lelah M. Campo

Phone # 860.485.7500 FAX # N/A

Applicant's e-mail: LCAMP@CozyHills.com

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: Lelah Campo

Owner's Address: 232 Klug Hill Rd Torrington, CT 06790

Owner's Signature: Lelah M. Campo

Phone # 860.485.7500 FAX # N/A

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Five (5) copies of the site plan must be submitted at time of application.

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)

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Fee of \$ \_\_\_\_\_ paid on \_\_\_\_\_.

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
SITE PLAN APPLICATION  
EXPLANATION OF PROCEDURES**

**General:**

"Site plan approval from the Planning and Zoning Commission shall be obtained prior to obtaining a Zoning Permit for the construction, expansion, outside alteration or change of use of any building or structure. Site plan approval shall also be obtained prior to the erection of any sign, the alteration or expansion of a parking area, or any change of use of a lot. Only one, two, or three family residences shall be exempt from site plan approval." Torrington Zoning Regulations, Section 8.4.1.

**Information Required:**

A site plan application must be filed and the application fee must be paid. Additional information needed for a site plan application is described in Sections 8.4.2 and 8.4.3 of the Torrington Zoning Regulations. Other information on setbacks, impervious surface, landscaping, parking, architectural review, and tree preservation is also found in the regulations. It is strongly recommended that an applicant purchase a copy of the Zoning Regulations.

Along with the site plan application the applicant must also submit a form entitled "Environmental Compliance Certification".

Failure of the applicant to submit the required information is grounds for denial of the application.

**Approval Process:**

Applications are submitted to the Planning and Zoning Department. The Department will place the application on the Planning and Zoning Commission agenda and distribute the application to the relevant City departments. The Department will inform the applicant of meeting times and locations.

From the day the Commission accepts the application at its meeting, the Planning and Zoning Commission has 65 days in which to make a decision on a site plan application. The applicant may consent to one or more extensions of the 65 day period provided the total period of such extensions does not exceed 130 days. No public hearing is generally held on a site plan application.

The applicant must meet with the Architectural Review Committee. This Committee advises the Commission and the applicant on the design of the buildings and the site layout.

**Special Exception:**

The Planning and Zoning Commission decides on all special exceptions. If a project requires a special exception as well as site plan approval, the applicant may apply for both approvals at the same time. Site plan approval, however, cannot be given prior to the approval of a special exception.

**Inland Wetlands:**

An application to the Inland Wetlands Commission must be filed prior to, or at the same time as, site plan or special exception applications. No action can be taken until after the Inland Wetlands Commission's decision.

**Conservation and/or Preservation Restrictions:**

If the property subject to site plan 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.

CITY OF TORRINGTON  
ENVIRONMENTAL COMPLIANCE CERTIFICATION

Date: 3/1/24

Property Location: 232 Klug Hill Rd. Torrington, CT 06790

Assessor's Map: 215 Block 003 Map \_\_\_\_\_

Project: Special Event P27 RACE DAY

Company: Greenstone Investments, Inc.

Applicant: Lech Campo

Applicant's Address: 232 Klug Hill Torrington, CT 06790

Air Quality:

Will this facility produce emissions into the air? \_\_\_\_\_ Yes  No

If yes, will this require registration or a permit from any State or Federal agency? \_\_\_\_\_ Yes  No

If 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: Leleh M. Campos

Printed Name of Applicant: Leleh Campos

Applicant's Title: Owner

Date: 3-1-24