

Application No. 23-01

CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
SPECIAL EXCEPTION APPLICATION

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

Date of Application: 02/13/2023 Hearing: 03/15/2023 Decision: _____

Location of Property:

95-104 Grove Street

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

Name of Municipality: _____

Assessor's Map: 118 Block: 016 Lot: 009 Zone: R6

Area: _____

Applicant: A. Secondino & Son, Inc.

Applicant's Address 21 Acorn Road, Branford, CT 06405

Applicant's Signature: _____

Phone: (203) 481-3496 Fax: (203) 483-8804 email: asecondino@asecondinoandson.com

Owner: EdAdvance

Owner's Address: 355 Goshen Road, Litchfield, CT 06759

Phone: (860) 567-0863 Fax: _____ Email: carmelich@edadvance.org

Owner's 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:

Renovation of existing building and addition to the existing building for educational purposes

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

Describe the Special Exception(s) sought:

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: _____

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.

(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 # 1442

Date: 02/13/2023

Property Location: 95-104 Grove Street

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

If yes, give name of municipality: _____

Assessor's Map: 118 Block 016 Lot 009

Zoning District: R6

Proposed Project:

EdAdvance - Renovation & New Construction

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: A. Secondino & Son, Inc.

Applicant's Address: 21 Acorn Road, Branford, CT 06405

Applicant's Signature: _____

Phone # (203) 481-3496 FAX # (203) 483-8804

Applicant's e-mail: asecondino@asecondinoandson.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: EdAdvance

Owner's Address: 355 Goshen Road, Litchfield, CT 06759

Owner's Signature: Richard C. Cornelius

Phone # (860) 567-0863 FAX # _____

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)

Fee of \$ 367.76 paid on 2-15-23

CK # 63692

**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: 02/13/2023

Property Location: 95-104 Grove Street

Assessor's Map: 118 Block 016 Map 009

Project: EdAdvance Renovations & New Construction

Company: EdAdvance

Applicant: A. Secondino & Son, Inc.

Applicant's Address: 21 Acorn Road, Branford, CT 06405

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:

N/A

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: None
 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: David Secondino

Applicant's Title: Vice President - A. Secondino & Son, Inc.

Date: 02/13/2023