

**Martin J Connor**

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**From:** Jeremy Leifert  
**Sent:** Tuesday, August 25, 2020 2:07 PM  
**To:** Martin J Connor  
**Subject:** Spec. Ex. 20-07 and Site Plan #1344, Proposed Chipotle Restaurant, 1313 East Main Street

Marty,

I have reviewed the information submitted for the site development plan for the proposed Chipotle Restaurant at 1313 East Main Street under Special Exception 20-07 and Site Plan 1344, and offer the following comments:

Wetlands – I have reviewed the submitted plans and the wetlands mapping on the City’s GIS system, and there are no regulated inland wetlands or watercourses in the vicinity of this proposed project. Therefore, no inland wetlands permits are required. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping – In reviewing the proposed tree plantings along the Torrington West Street and East Main Street frontage, it appears that the deciduous trees are separated by 25 feet or less off center. There is a minimum requirement of a 30-foot separation for deciduous trees in accordance with regulations. The plans should be adjusted to either a) provide further separation for the proposed deciduous trees along Torrington West Street or b) substitute non-deciduous trees, which would allow for a reduction of the separation to 20 feet. Please note the requirement that no less than half of the trees in front yards must be deciduous.

Also, the row of parking spaces immediately to the east of the proposed restaurant appears to be a row of 18 parking spaces broken up by an island containing an electric transformer. The regulations require all parking rows of greater than 15 spaces to contain an intermediate planting island with a deciduous tree at each island. The plans should show a tree within the proposed island with the transformer.

All other landscaping appears to meet the regulations and is acceptable. If any of the adjustments above cannot be met on the plans, the applicant may request a waiver under section 5.11.1.B of the regulations as long as the minimum number of tree and shrubs on the overall site are maintained.

Lighting – Although the regulations allow for lighting to project off of properties at driveway entrances, it appears that the proposed lighting along Torrington West Street is also projecting slightly into properties on the opposite side of the street. Lighting levels should be adjusted to be contained within the public street at the driveway entrances. The remaining proposed lighting is acceptable. Any future exterior lighting proposals shall be in accordance with the requirements of section 5.17 of the zoning regulations.

Signage – It appears that there are no details for new commercial signage included with the current plans, with the exception of traffic and parking signage. Dimensions and locations of all new building signage or free standing signage should be included with this application. Any individual signs of greater than 32 square feet will require site plan approval.

Thanks,

Jeremy Leifert, CZEO  
Assistant City Planner  
Zoning and Wetlands Enforcement Officer  
City of Torrington

**Martin J Connor**

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**From:** Ed Bascetta  
**Sent:** Tuesday, August 25, 2020 2:49 PM  
**To:** Martin J Connor  
**Subject:** Revised plans 1313 East Main

Hi Marty I reviewed the plans and do not see anything that will change my earlier letter.

Thanks

*Edward Bascetta  
Fire Marshal  
City of Torrington  
860-489-2534  
Fax 860-496-1449  
edward\_bascetta@torringtonct.org*



Peter A. Towey  
Chief Fire Services

**Torrington Fire Department  
City of Torrington**

Robert Shopcy  
Training/Safety Division

Edward Bascetta  
Fire Prevention/Investigation Division

David A. Tripp Jr.  
Deputy Chief Operations



August 6, 2020

Martin Connor, City Planner  
Planning and Zoning  
City of Torrington

Dear Mr. Connor,

I have received and reviewed the application for the new construction of a restaurant located at 1313 East Main St. The Fire Department would provide the following general recommendations:

The building should be equipped with a complete and compliant fire protection system compatible with the change of use. The fact it will be vacant during non-business hours makes it a prime candidate for the delayed discovery of a fire inside.

Torrington makes use of 'lock boxes' to allow quick access by fire fighters in time of an alarm without causing damage. If not already in existence, a lock box should be installed on the exterior of the building near the main door. The fire department will use its secure master key to open the box, and allow the building owner to leave appropriate building access keys inside. This eliminates any delay in entering the building or waiting for a keyholder to arrive in the middle of the night.

The building and area must comply with all required building and electrical codes, and will be inspected by the Fire Marshal for compliance with the Life Safety Code prior to the issuance of a Certificate of Occupancy, and annually thereafter.

We appreciate the opportunity to review these plans. Please feel free to contact me if there are any questions.

Respectfully submitted,

*Edward Bascetta*

Edward Bascetta

*Fire Marshal*

*City of Torrington*

860-489-2534

*Edward\_bascetta@torringtonct.org*

# 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  
FROM: Ray Drew, Public Works Director  
DATE: 8-13/20  
RE: 1313 East Main New Restaurant (former bank location)

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### WPCA Comments:

1. Applicant shall submit application for Sewer Discharge Permit.
2. Applicant to provide additional information to include the following:
  - a. Days per week of operation
  - b. Proposed water consumption
  - c. Number of permanent and part time employees
  - d. Average number of meals served per day
  - e. Number of Seats(Inside & Outside)
  - f. Gross square footage of space. All occupied buildings.
  - g. Type of Restaurant(i.e. Dine-In, Carry-out, Single Use )
3. Restaurant shall comply with State of Connecticut "General Permit for the Discharge of Wastewater Associated With Food Preparation Establishments"
  - a. Operation shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.
  - b. Shall have on file with the WPCA a completed Fats, Oil and Grease Application and Permit.
4. Capacity Reserve Fee shall be paid prior to commencement of discharge. ( Fee will be calculated upon receipt of all items in #1 & #2 Above)
5. 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. James Hilton 860-485-9166: james\_hilton@torringtonct.org

6. DWG SU-1

- a. Show Existing Sanitary sewer laterals and ties.
- b. If existing laterals to be reused:
  1. Laterals shall be CCTV'd and pressure tested prior to reuse. Contact WPCA to certify inspections.
  2. Provide flow analysis to determine adequate capacity
- c. If New laterals
  1. Existing laterals shall be disconnected at the city main.
  2. Laterals shall be CCTV'd and pressure tested prior to reuse.
  3. Laterals shall be designed for Peak flow.
7. Operation shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.
8. Operation shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.
9. For additional information or questions contact WPCA (860) 485-9166