

Accident History

The latest three-year accident experience for S.R. 800 in the vicinity of the development was reviewed and covered the period from January 1, 1983 to December 31, 1985. Sixteen accidents occurred along the 1000' study area, which covers that section of Main Street 500' either side of the site drive. The predominant accident type is the rear-end accident involving northbound traffic which accounts for 44% (7 of 16) of the accidents. This may indicate that northbound vehicles do not have sufficient width to bypass left-turning and right-turning vehicles. The northbound lane width varies from 15' to 17', but is restricted by the presence of parked vehicles along the east side of S.R. 800.

Department of Transportation Projects in the Area

None

Improvements by the Developer

The developer does not propose any improvements on the State highway.

Department of Transportation Review Comments and (Resolutions)

- A. Division of Traffic - Condition #2 recommends that parking be removed on the east side of S.R. 800 (Main Street) in the vicinity of the site drive.

It is felt that parked vehicles will pose a hazard to northbound S.R. 800 through traffic due to insufficient lane width to bypass left-turning vehicles at the site drive. Removal of parking will allow full utilization of the 17' northbound lane width for bypass maneuvers and may also alleviate the frequency of rear-end type accidents. The limited width of the existing highway right-of-way precludes any further widening of the northbound lane. A northbound bypass area at S.R. 800 at the site drive is warranted by volume.

The developer's 40' foot frontage width on S.R. 800 limits the width of the site drive to 30'. The total curb cut width of 40' forces a southbound SU-3 design vehicle (fire truck, delivery van, etc.) to stop on the state highway and utilize the full width of the drive when entering with a right-turn movement. An egressing SU-30 design vehicle turning right out of the drive must use a portion of the opposing drive lane and must cross the S.R. 800 centerline to make the southbound movement.

The existing 400' sight distance from the drive, based on a 10' setback from the edge of roadway, cannot be guaranteed in the future because the sight line will cross over the adjacent properties.

The developer is using all the frontage width available and has maximized the drive design relative to the limits of his property boundaries.

Review of the site plan indicates that internal circulation is restrictive to larger design vehicles (SU-30 design vehicles and above). The internal circulation and fire lanes have been reviewed and approved by the City of Torrington.

- B. For a listing of the review comments provided by the Division of Design, Office of Maintenance, Bureau of Planning, Office of Rights-of-Way, and the Office of Research and Materials concerning the subject development please see the attached "Major Traffic Generator Review" sheets submitted by the respective units. All the listed comments have been either addressed by this report or incorporated into the development's plans.

Development Layout Conclusions

The proposed development is acceptable to the City of Torrington and the Department.

memorandum

EV. 1283

JUL 15 '86

date

- Mr. Edwin J. Fijol
- Dr. Charles E. Dougan
- Mr. James H. Schaedler

- Mr. J. BARTO
- Mr. S. BOHR
- Mr. F. SHAW
- Mr. L. LIST
- Mr. J. HILK

from

Frank M. D'Addabbo, P.E. ext.

7/15/86

Please review the attached proposed major traffic generator, and submit your comments in the space provided below to this office, along with all transmittal data, by JULY 23, 1986 in order that this project may remain on schedule. If you cannot meet this date, please advise Mark Jones, 576-9060 as to when your review will be completed.

RMH + SEF

RECEIVED

Comment

OCT 14 1986

Comments

| No. | Comment | Comments | |
|-----|---|--------------|----------|
| | | Inc. | Not Inc. |
| 1. | The plans do not indicate whether a driveway ramp or a curb cut is to be used at this driveway location. If a curb cut is used, provision for the handicapped to cross the driveway will need to be provided. | SEE COND. #2 | |
| 2. | As mentioned in the report and as can be seen on the photolog, visibility to and from the driveway to the northerly portion of Main Street is limited by trees on private property and utility poles. Because of the narrow sidewalk and the rise in the ground elevation immediately behind the sidewalk, it can be expected that snow piled in the wintertime will not permit sight to the north until the front of an exiting vehicle is actually beyond the curb and into the road. In order to improve this condition at this site, it would appear to be necessary to grade and remove large trees on | SEE COND. #3 | |

RECEIVED OCT 14 1986

Raymond L. McKee
 Prepared by

Edwin J. Fijol
 Statements approved by

10-10-86
 Date

memorandum

STC I.D. 47143-8607
Name Warrington Hill

date

7/14/86

William Stoeckert
Executive Secretary
State Traffic

from

Lembit Vahur
Director of Inventory & For
Bureau of Planning & Resear

The traffic projections for the subject proposed major traffic Generator have been reviewed and the following comments are offered for your use:

Traffic projections are acceptable as submitted.

The generated volumes are acceptable. Since the generated volumes assigned to the state system are minor, this office will not continue with the reviews or request additional data.

Omissions and/or errors in the traffic projections are as follows:

RECEIVED

JUL 15 1986

DIVISION OF TRAFFIC

Date submitted to Planning: 7/7/86

Date completed: 7/14/86

Prepared by: James R. Stankini

Date: 7/14/86

Approved by: Lembit Vahur

Date: 7-14-86

cc: Lembit Vahur
Frank D'Addabbo

JUL 15 1986

WAK



STATE OF CONNECTICUT

TRAFFIC COMMISSION

Department of Transportation

24 Wolcott Hill Road • P.O. Drawer A

Wethersfield, Connecticut 06109

Commissioner of Transportation
Commissioner of Public Safety
Commissioner of Motor Vehicles

Date July 2, 1986

APPLICATION FOR CERTIFICATE

In accordance with Section 14-311 of the General Statutes of Connecticut, as revised, and State Traffic Commission regulations a Certificate is hereby requested for:

Name of Facility: warrenton Mill
Location: Main Street
Town and Zip Number: Torrington 06790

Number of Parking Spaces: 231
Start of Construction (Date) Sept. 1986
Opening Date: June 1987

Owner's Name: Warrenton Mill Associates
Owner's Address: 1/0 George DAVON (#31)
Town, State & Zip Number: 11 Boulevard Drive, Danbury, Ct 06810

Authorized Representative, to be contacted during review of application.

Name: R. W. HESKETH & ASSOCIATES, INC.
Address: 111 MILLBROOK COMMON
Town, State & Zip Number: BLOOMFIELD, CONN. 06002
Phone: 242-7755

Enclosed are eight (8) sets of the proposed development showing the information required. (see attached).

RECEIVED

JUL 3 1986

STATE TRAFFIC COMMISSION

[Signature]
Owner's Signature
Partner Warrenton Mill Associa



DEPARTMENT OF ENVIRONMENTAL PROTECTION



January 21, 1987

Warrenton Mill Associates, Inc.
11 Boulevard, #31
Danbury, CT 06810

Application No. SCEL-86-159
Town: Torrington
River: East Branch Naugatuck
Map Ref: ENA-T-3

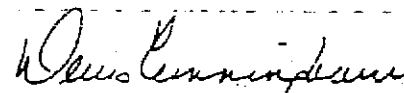
Gentlemen:

The Commissioner of Environmental Protection has approved your application to conduct regulated activities riverward of established stream channel encroachment lines. Your attention is directed to the conditions of the enclosed permit. You should read your permit carefully. Construction and work must conform to that which is authorized.

If you have not already done so, you should contact your local planning and zoning and inland wetland and watercourses office to determine local permit requirements on your project, if any. If your project involves filling of federally regulated wetlands or watercourses, you should contact the U.S. Army Corps of Engineers, New England Division, Regulatory Branch, 424 Trapelo Road, Waltham, Massachusetts 02254 for information and applications, call the Corps at 1-800-343-4789 or (617) 647-8372.

Should you have any questions concerning your permit please contact this office at 566-7280.

Sincerely,


Denis Cunningham
Assistant Director
Water Resources Unit

SENT CERTIFIED MAIL
RETURN RECEIPT REQUESTED to:
Adjoining Property Owners
All Parties:

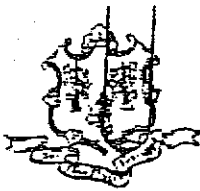
COPIES FURNISHED to:
Mayor or First Selectman
Planning & Zoning Commission
Conservation Commission
Flood & Erosion Control Board
Inland Wetlands Agency

Corps of Engineers
Council on Envir. Quality
Wildlife, DEP
Water Compliance, DEP
Fisheries, DEP

Phone:

165 Capitol Avenue • Hartford, Connecticut 06106

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STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Warrenton Mill Associates, Inc.
11 Boulevard, #31
Danbury, CT 06810

Permit No. SCEL-86-159
Town: Torrington
River: East Branch Naugatuck
Map Ref: ENA-T-3

Gentlemen:

This authorization refers to your application to conduct a regulated activity riverward of established stream channel encroachment lines for the East Branch Naugatuck River in the Town of Torrington.

The Commissioner of Environmental Protection has considered your application with due regard for the matters enumerated in Section 22a-342 of the General Statutes and has found that the proposed work as specified and conditioned below is in conformance with the purposes of said section of the statutes and the applicable provisions of Connecticut's Water Quality Standards relating to construction and will not increase appreciably the danger to life and property during the occurrence of flood flows that do not exceed in magnitude the design flood flow used as a basis for establishing the stream channel encroachment lines at this location, and will not appreciably impair the natural resources and ecosystems of the area.

The authorized activity consists of the replacement of an access bridge and installation of three storm water drainage outfalls. This activity is more completely described by an application dated 10/31/86 and signed by Theodor Burghart and by plan sheets entitled "The Warrenton Mill, Torrington, Connecticut" sheets L-1, L-2 prepared by Design Group One and dated 9/18/86 and by a plan sheet entitled "Warrenton Mill, Main Street, Torrington, Connecticut New Bridge, Cross Section", sheet S-1 dated revised 10/22/86 and sealed by Richard J. Marnicki.

This permit is issued subject to the following conditions:

1. The permittee shall notify the Commissioner of Environmental Protection immediately upon the commencement of work and upon its completion.
2. If the authorized activity is not completed on or before January 21, 1987, said activity shall cease and, if not previously revoked or specifically extended, this permit shall be null and void.

Phone


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3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
4. This authorization is not transferable without the written consent of the Commissioner of Environmental Protection.
5. In evaluating this application, the Department has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.
6. The permittee shall employ best management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Department of Environmental Protection's Water Resources Unit. The permittee shall immediately inform the Department of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
7. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
8. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the State of Connecticut, and conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, or local laws or regulations pertinent to the property or activity affected hereby.

This authorization constitutes the permit required by Section 22a-342 of the Connecticut General Statutes and certification as required by Section 401 of the Federal Water Pollution Control Act, as amended.

Dated: January 21, 1987


Stanley J. Pac
Commissioner



DEPARTMENT OF THE ARMY
NEW ENGLAND DIVISION, CORPS OF ENGINEERS
424 TRAPELO ROAD
WALTHAM, MASSACHUSETTS 02254-9149

November 26, 1986

REPLY TO
ATTENTION OF

Regulatory Branch
NEDOD-R-15

Colonial Bay Corporation
ATTN: Mr. Abraham Wang, P.E.
P.O. Box 62
Newtonville, Massachusetts 02160

Dear Mr. Wang:

This is in response to your letter of October 23, 1986 requesting a determination as to the need for a Department of the Army permit for the proposed reconstruction of the footbridge as shown on your plans entitled, "Prelim Bridge Study East Branch Navgt. River Tarrington, Conn" in 1 sheet, dated "9/18/86".

A Department of the Army permit is not required for this work. Our regulatory jurisdiction in this area is over the discharge of dredged or fill material into all waters of the United States including adjacent wetlands under Section 404 of the Clean Water Act. As shown on your plans, no work will be conducted beyond MHW and no fill material will be discharged in waterways or wetlands. Hence, no further action is required.

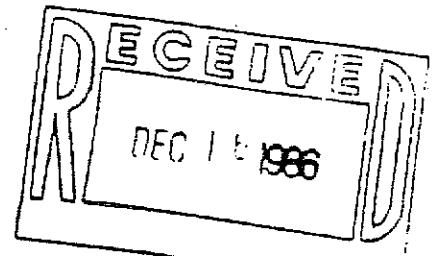
If you have any questions on this matter, please contact Wendy Panto at 617-647-8157 or use our toll free number 1-800-362-4367 1-800-343-4789.

Thank you for the opportunity to comment.

Sincerely,

Raymond Francisco

Raymond Francisco
Section Chief
Regulatory Branch
Operations Division





STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



April 23, 1987

APPROVAL

George W. Davon
Davro Corp.
11 Boulevard Drive, #31
Danbury, CT 06810

Dear Mr. Davon:

The Site Remediation Plan, dated November 13, 1986 and modified on February 10, 1987 that was prepared for Davro Corp. by EEW Management, Inc. in accordance with Sections 22a-134 of the Connecticut General Statutes for the Warrenton Woolen Mill property located at 839 Main Street in Torrington, Connecticut has been reviewed by the Department of Environmental Protection.

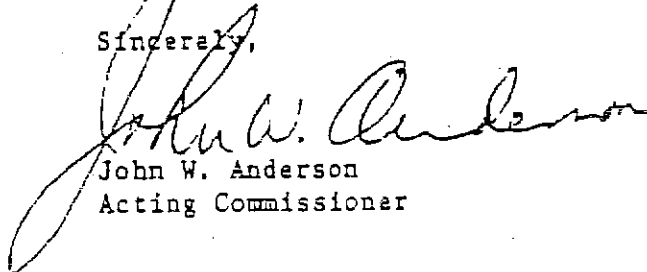
This report outlines remedial measures that have been initiated to clean-up any discharge, spillage, uncontrolled loss, seepage, or filtration of hazardous waste on-site. The proposed remedial measures are consistent with the Department's policies, guidelines and regulations.

Therefore, this report is hereby approved.

This approval is only for the above referenced plan and is not an approval that all discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste has been mitigated.

This approval does not relieve the facility of the obligation to obtain any other authorization as may be required by other provisions of the Connecticut General Statutes, or regulations of Connecticut State Agencies, nor does it apply to releases not identified in this report.

Sincerely,



John W. Anderson
Acting Commissioner

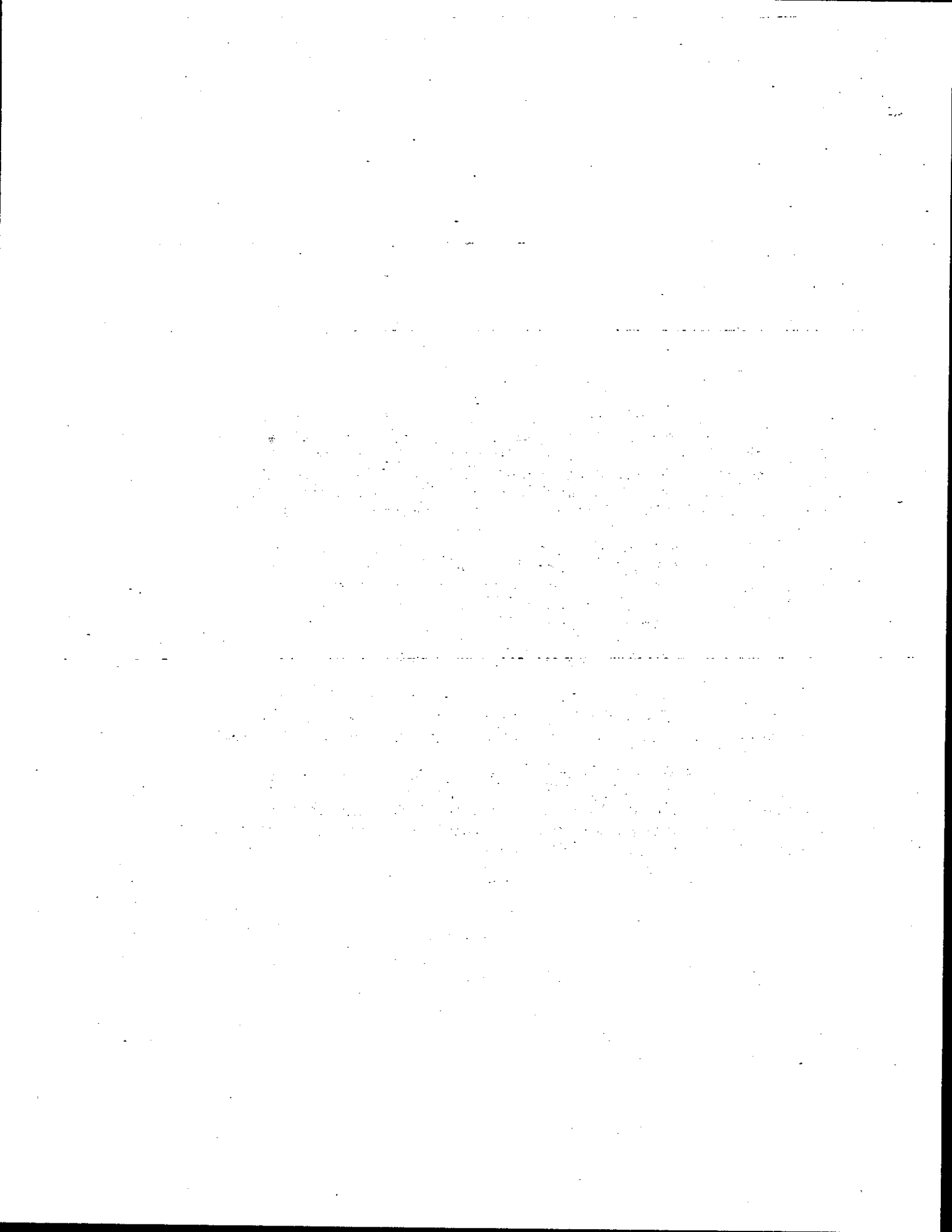
JWA:JPR:jab

cc: John Wertham, Robinson and Cole
Susan Strand, EEW Management

Phone:

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APPLICATION FOR GRADING PERMIT

Project Name and Location: Warrenton Mill
839 Main St. Torrington

Property Owner's Name: Warrenton Mill Associates 96 DAVRO

Address: 11 Boulevard #31 Danbury, Conn 06810 Phone 794-9672

Applicant's Name: owner
(if other than owner)

Address: _____ Phone _____

Give the purpose and a description of the proposed activity:

Adjust existing conditions to accomodate parking
and access road requirements

Check types of material submitted:

() Narrative Plan () Soil Report Drainage Calculations () Other

Name of Person Responsible for Implementing Erosion and Sedimentation Control Plan Thomas Casey Phone 982-3445

This grading permit is hereby applied for by the undersigned applicant in accordance with the requirements of Section 570 of the Zoning Regulations of the City of Torrington. This Permit, if issued, is based upon the plan, narrative or other information as submitted. Falsification, by misrepresentation or omission, or failure to comply with the conditions of this Permit shall constitute a violation of the Zoning Regulations of the City of Torrington.

Madore P. Bingham, Agent
Signature of Owner/Authorized Agent

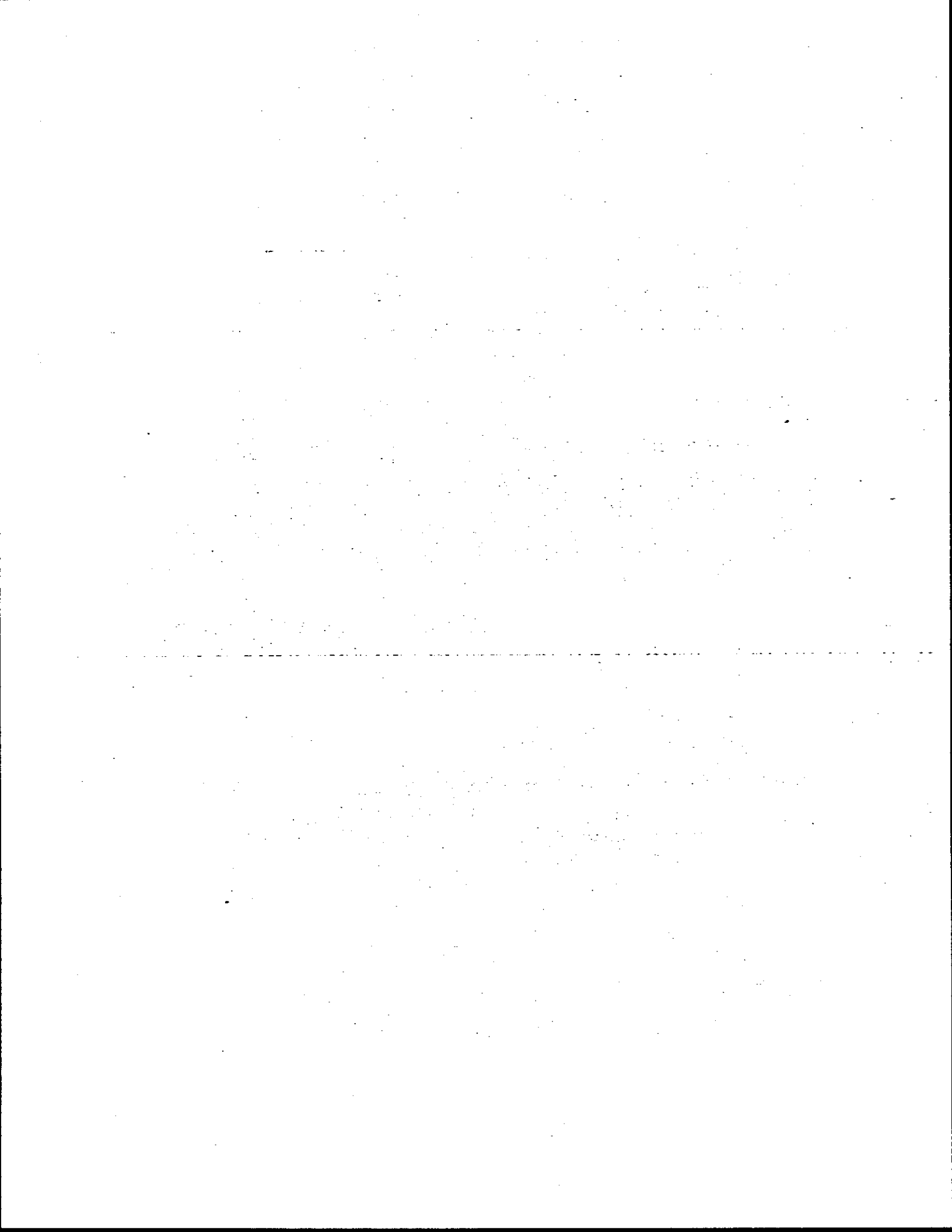
[For Office Use Only]

Permit: Approved
Approved with Conditions
Denied

Approved or Denied by: Jeffrey Callahan Date 2/18/87

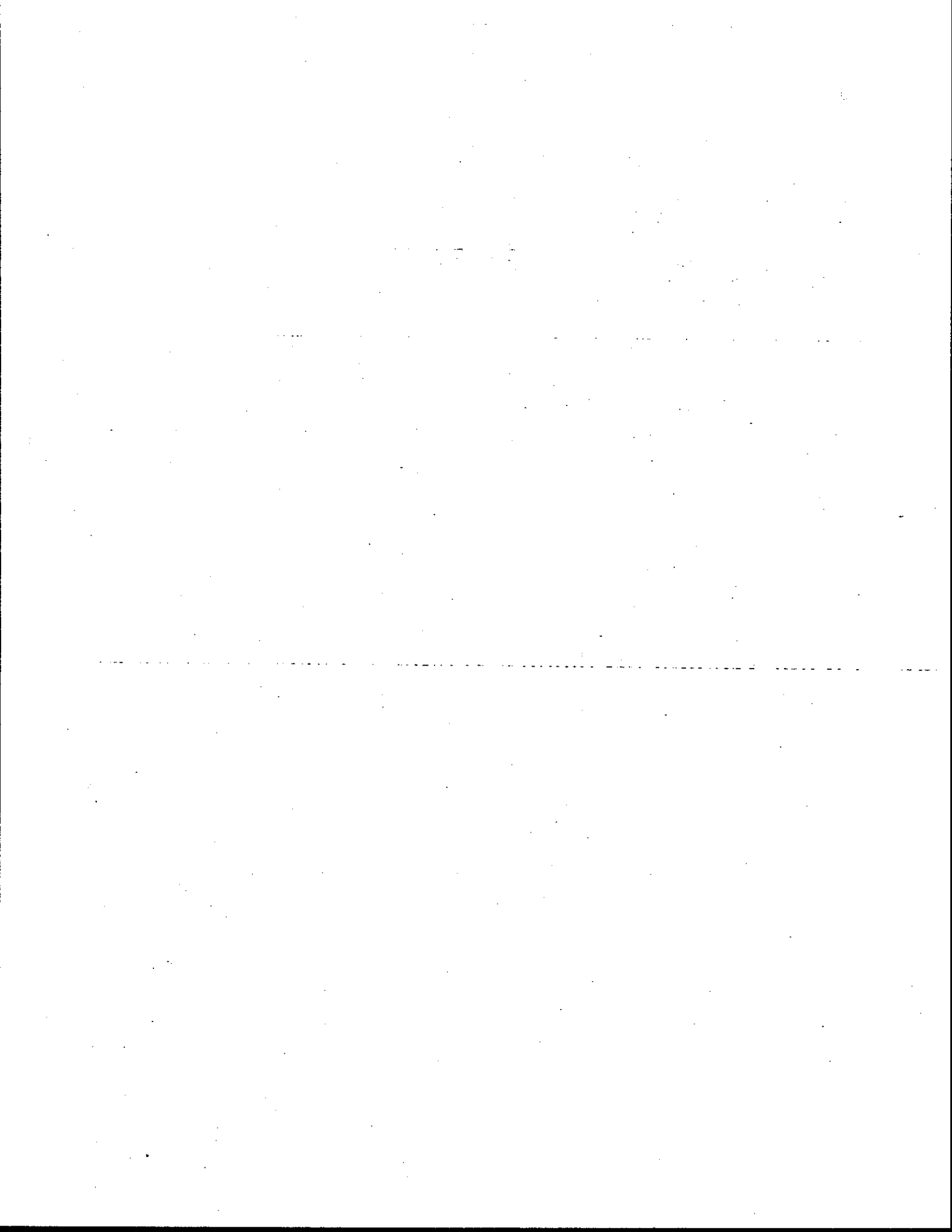
Conditions or Comments: Approval is based on
map submitted with site plan
application.

Reasons for Denial: _____



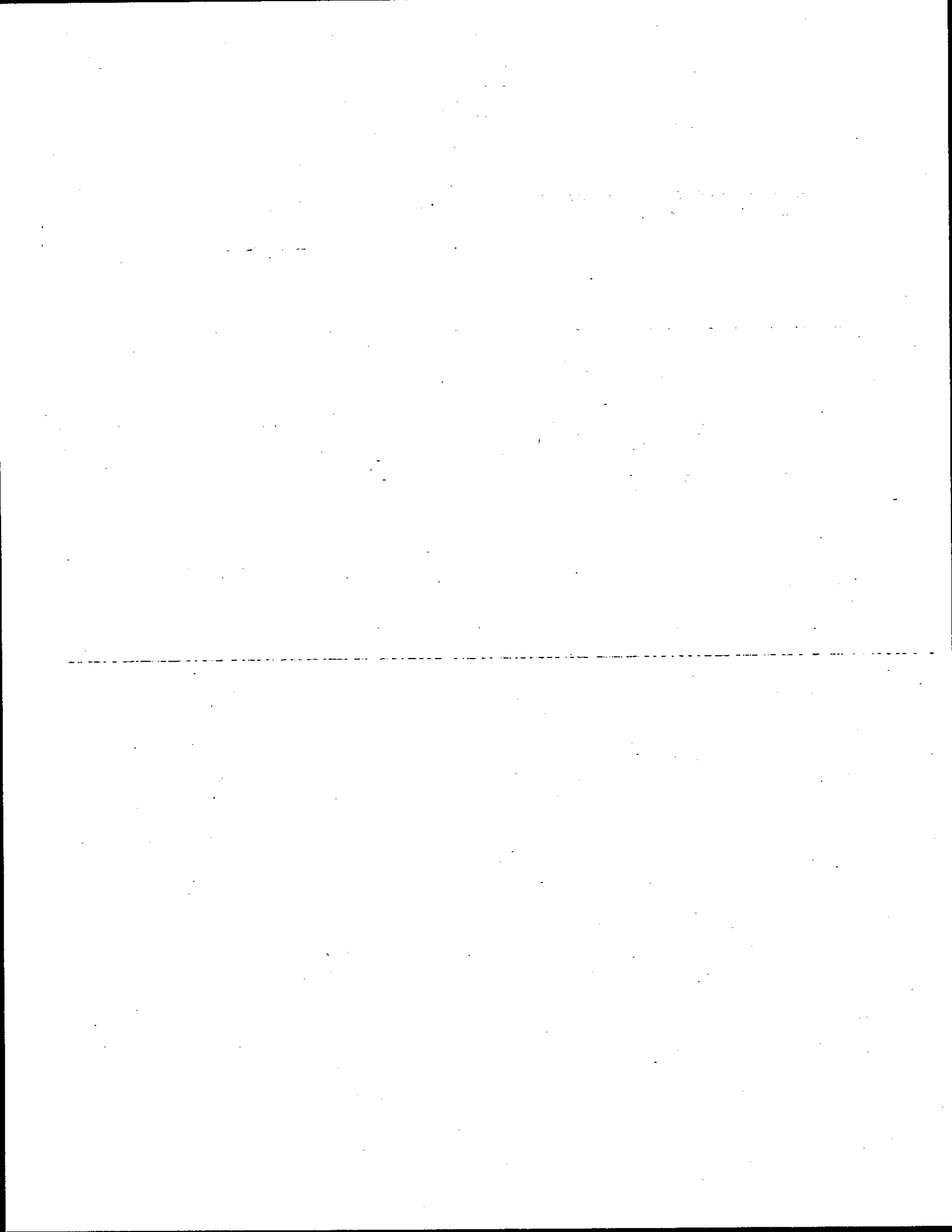
BUILDING PERMITS

Building permits are on file with the City of Torrington Building Official for the renovation of the South Mill and North Mill buildings and certain common areas.



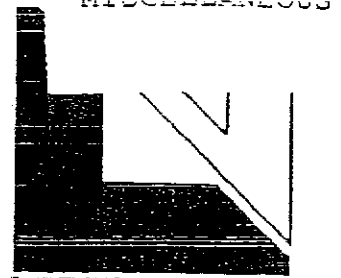
SANITARY SEWERAGE DISCHARGE PERMITS

Sanitary Sewerage Discharge Permits will be issued prior to occupancy of any units.



LANDSCAPE ARCHITECTURAL
DESIGN ASSOCIATES

P.O. BOX 183 • 100B MAIN STREET
COLLINSVILLE, CONNECTICUT 06022



November 5, 1986

Mr. Michael Harder, Assistant Director
Department of Environmental Protection
Water Compliance
122 Washington Street
Hartford, Connecticut 06106

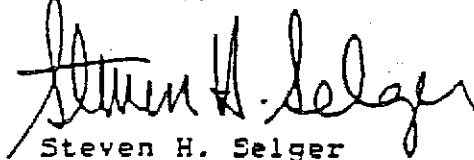
Re: Warrenton Mill Project
Main Street
Torrington, Connecticut

Dear Mr. Harder:

This letter will confirm our telephone conversation regarding the referenced site, that the Department of Environmental Protection, Water Compliance will not require a permit for the discharge of storm water from the site into the East Branch Naugatuck River. As you had stated, the Water Resources Department of the DEP will address the concerns of the DEP through their permit and approval process.

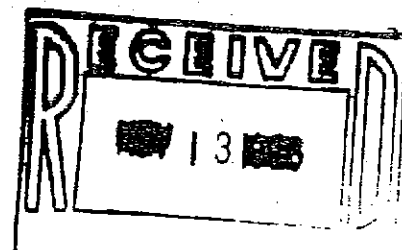
For your information, an application has now been filed with the Water Resources Department for this project.

Sincerely,


Steven H. Selger

cc: Warrenton Mill Associates

copied to John Winton

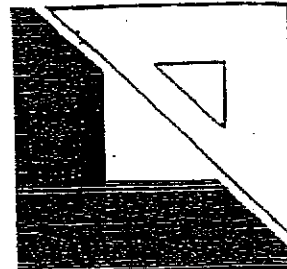


STEVEN H. SELGER

PHILIP E. DOYLE

LANDSCAPE ARCHITECTURAL
DESIGN ASSOCIATES

P.O. BOX 1831, 100B MAIN STREET
GOLLINSVILLE, CONNECTICUT 06022



August 29, 1986

Davon Development Corporation
11 Boulevard Drive, #31
Danbury, Connecticut 06810

Attn: Mr. George Davon

Re: Warrenton Mill
Torrington, CT

Dear George:

As per your request, we will attempt to interpret the letter from FEMA dated July 20, 1986:

Paragraph 1: self explanatory

Paragraph 2:

Parts of our property (mainly the stream channel) will still be affected by the 100 year flood, however, the seven existing structures on the site are not affected by the 100 year flood. The area may be affected by a 500 year stream (Zone B) but low cost flood insurance is available for this. Because the site does have a 100 year flood line located on it, any future construction would need normal approvals to show all municipal authorities there would be no effect on the 100 year flood zone.

Paragraph 3: self explanatory

Paragraph 4 & 5:

I would assume that previous owners of the property could possibly claim a refund because of the change in the flood designation from 100-year to 500 year zones. I am not very familiar with insurance and this may have to be pursued further if it is pertinent.

The rest of the letter seems to be self explanatory.

I hope this is sufficient to answer your questions. If you need further information, please call.

Sincerely,


Steven H. Selger

STEVEN H. SELGER

PHILIP E. DOYLE



Federal Emergency Management Agency

Washington, D.C. 20472

JUL 9 1986

IN REPLY REFER TO:
IA-RA-TO (218-70)

Mr. Steven H. Selger
Landscape Architectural Design
Associates
P.O. Box 183
100 B Main Street
Collinsville, Connecticut 06022

Dear Mr. Selger:

This is in response to your letter of April 4, 1986, requesting that the Federal Emergency Management Agency (FEMA) determine whether a 6.7-acre parcel of land situated on the westerly side of Main Street in the City of Torrington, Litchfield County, Connecticut, as described in an unrecorded document entitled "Schedule A," and as shown on a map entitled "Map Prepared by Margolies Enterprises, Inc., Main Street, Torrington, Connecticut," prepared by William A. Berglund, Registered Land Surveyor, dated August 1984, is located within the Special Flood Hazard Area (SFHA).

On June 5, 1986, we received all technical data necessary to process your request. We have reviewed the Flood Insurance Rate Map (FIRM), with respect to these data, and have determined that portions of the above-mentioned parcel are located within a SFHA, Zone A3, and would be inundated by a base flood having a one-percent chance of occurrence each year. However, the seven existing structures on the parcel are not within the SFHA, but are located in Zone B, where flood insurance is available at low cost. Because portions of the above-mentioned parcel are within the SFHA, Zone A3, any new construction or substantial improvement on the property remains subject to Federal, state, and local regulations for floodplain management.

Based on the Flood Boundary and Floodway Map for the City of Torrington, portions of the 6.7-acre tract are located within the regulatory floodway for Torrington. Under the minimum criteria established by FEMA for floodplain management regulations, compacted fill may not be used as a means of elevating land areas or structures above the base flood elevation in a regulatory floodway if the fill would result in any increase in the base flood elevations.

If flood insurance was purchased on this property as a requirement of direct Federal or federally-related financial assistance, and the lending institution has waived the insurance requirement a full refund of the premium paid for the current policy year, less the expense constant, may be obtained from the National Flood Insurance Program (NFIP), through the insurance agent or broker who sold the policy, provided that no claim is pending or has been paid on the policy in question during the same policy year.

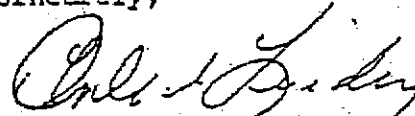
In order to facilitate the procedure by which eligible property owners may obtain a refund of premium, a written waiver or certificate must be obtained from the lender that imposed the requirement. The certification will be required by your insurance agent to process the premium refund.

This response to your request is based on minimum criteria established by FEMA and is intended only to reflect your status in relation to the Federal requirement for the purchase of insurance. State and community officials, based on knowledge of local conditions and in the interest of human safety, may set higher standards for construction in the floodplain. If the State of Connecticut or the City of Torrington has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

This determination has the effect of amending the FEMA Map Number 095081, Panel 0005 B, dated April 4, 1983. The City of Torrington and the state coordinating agency are being provided with copies of this Letter of Determination.

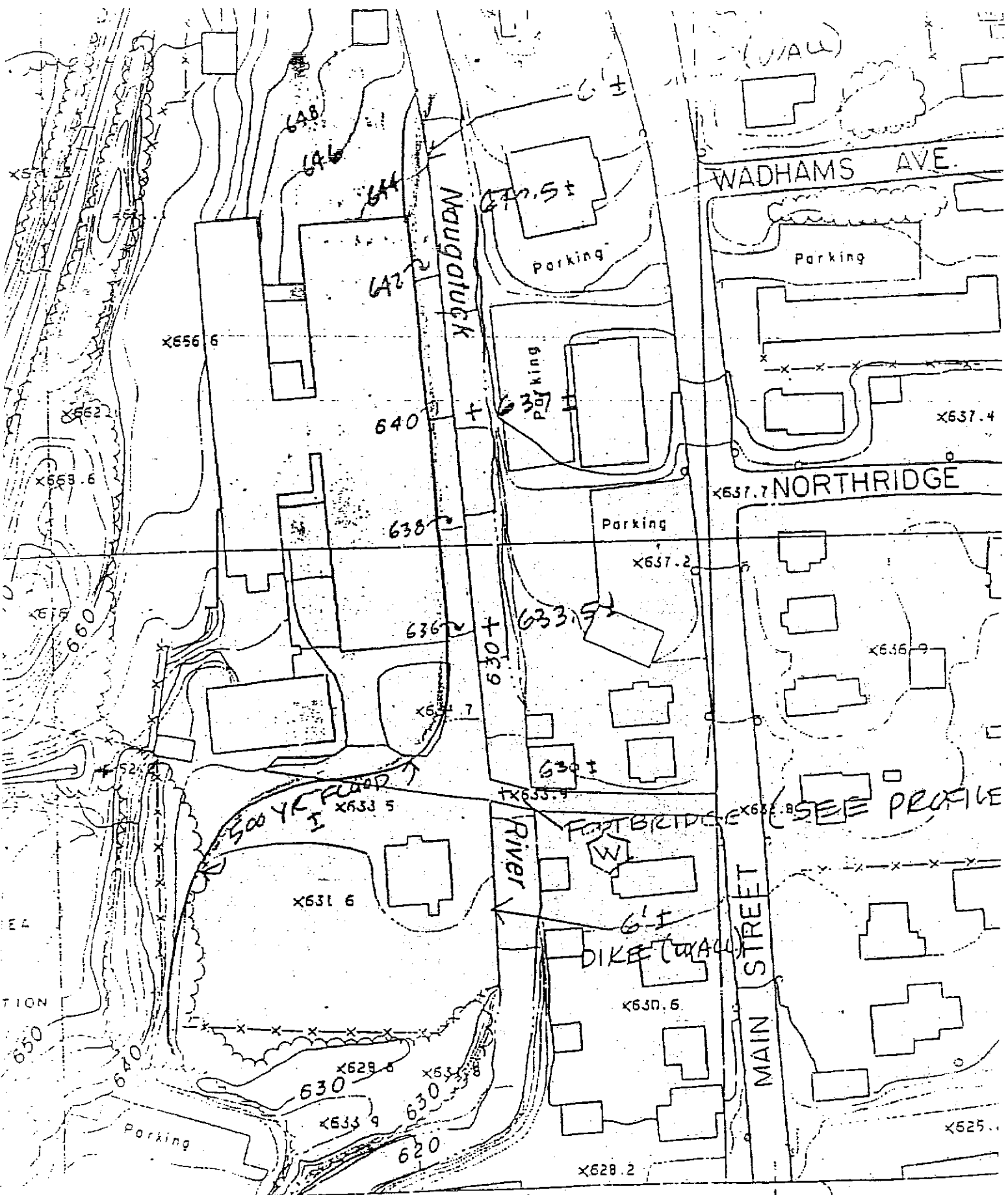
If you have any questions or if we can be of further assistance, please contact the Office of Risk Assessment, Federal Insurance Administration at (202) 646-2764.

Sincerely,

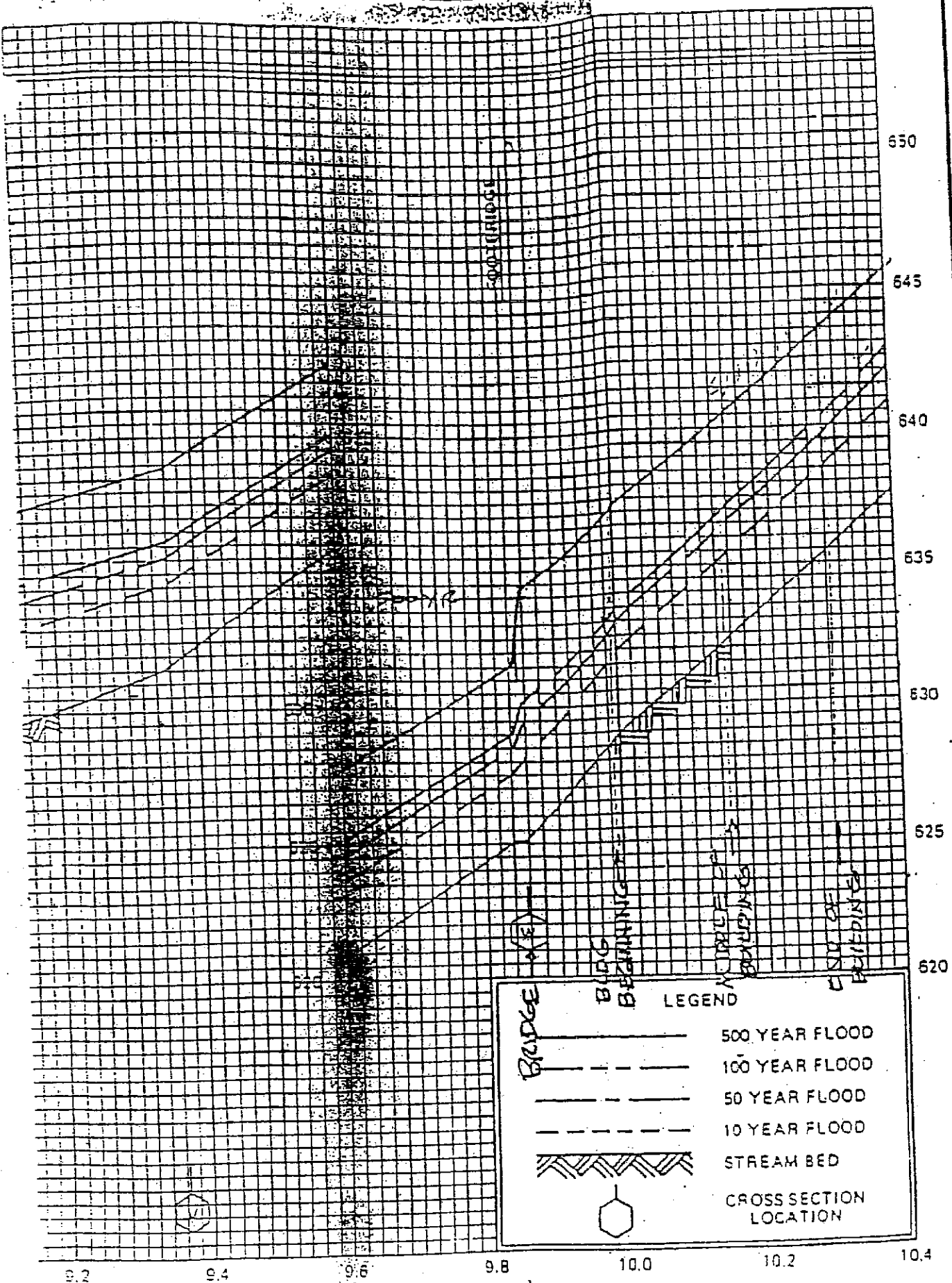


Charles A. Lindsey, Chief
Technical Operations Division
Federal Insurance Administration

cc: State Coordinator
Local Map Repository



+ ELEV. (100 YR FLOOD L.I.V.)
 NOTE: 100 YR FLOOD NEVER CHANGES CHANNEL



FLOOD PROFILES

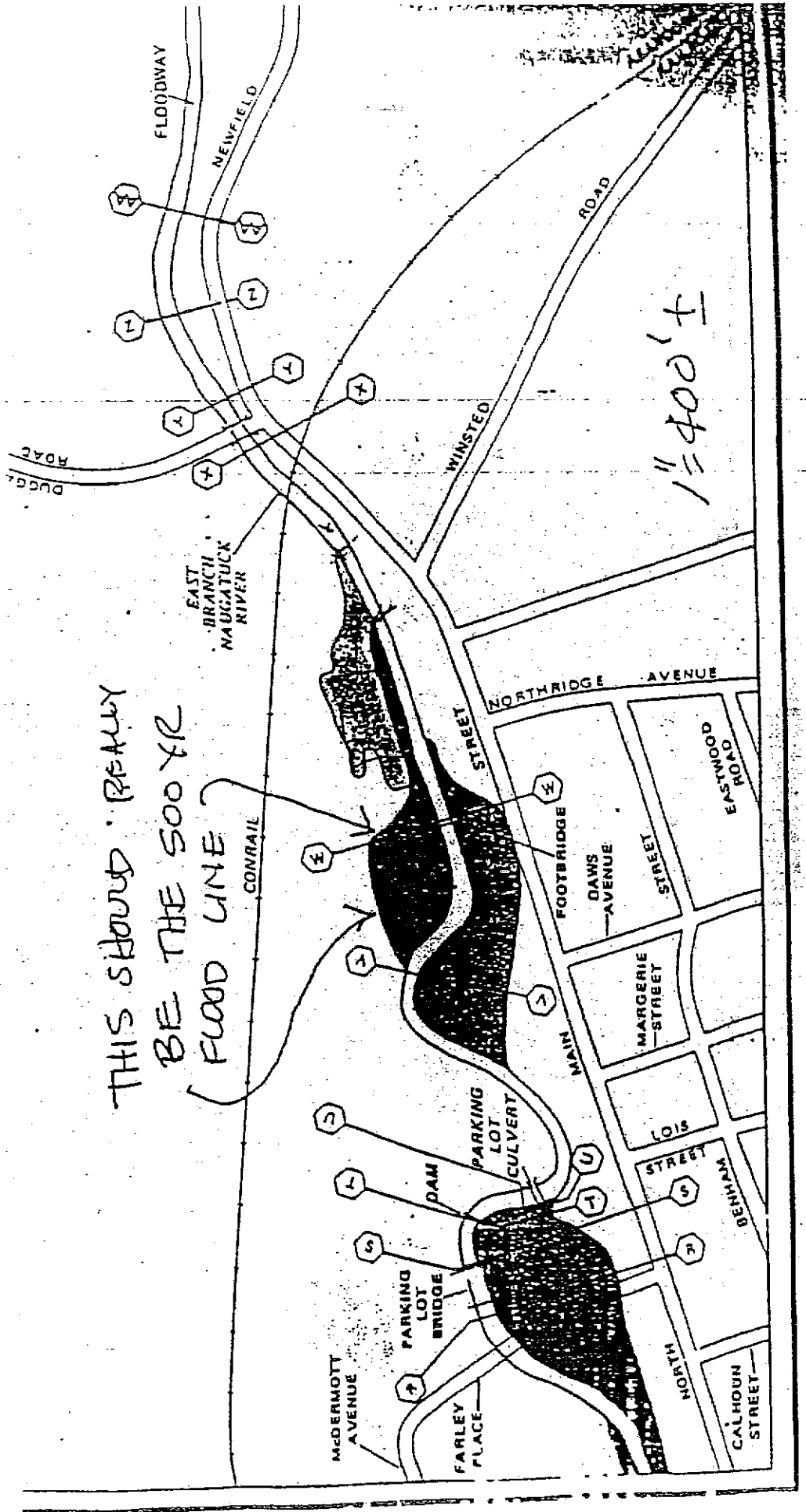
FEDERAL EMERGENCY MANAGEMENT AGENCY

CONFLUENCE WITH NAUGATUCK RIVER

1" = 200'

| LEGEND | |
|--------|------------------------|
| | 500 YEAR FLOOD |
| | 100 YEAR FLOOD |
| | 50 YEAR FLOOD |
| | 10 YEAR FLOOD |
| | STREAM BED |
| | CROSS SECTION LOCATION |

THIS SHOULD REALLY
BE THE SOOYR
(FLOOD LINE)



1" = 400'