



Town of Durham, Connecticut

P.O. Box 428, Durham, Connecticut 06422-0428
(860) 349-8253 (Ext. 3)

Application for Site Plan Review / Special Permit / Home Occupation

Applicant Information

Name: Tyler Gerry Phone: (860)983-9396
Applicant's Name(s)

Address: 422 Main Street
Street Address

Durham CT 06422
City State ZIP Code

Phone: 860-349-0119 Email tyler@torrisonstone.com
kelly@torrisonstone.com

Parcel Owner Information (as found on Deed)

Name: GERRY Group LLC Phone: 860-349-0119
Applicant's Name(s)

Address: 422 Main Street
Street Address

Durham CT 06422
City State ZIP Code

Phone: 860-349-0119 Email tyler@torrisonstone.com

Specific Parcel Information

Parcel Address: 422 Main Street Durham CT 06422
Address of Parcel

Assessor's Information 116 5
Map Number Block Number Parcel Number

Zone: C-1 Commercial Current Use: Commercial

Description of Proposed Activity

Description of Proposed Use(s) and/or Structures: (see attached)

Section under which application is being made: Section 16 Special Exception


Checklist of Requirements (To be completed by Town of Durham)

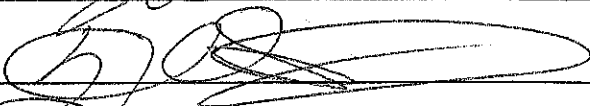
Site Plan Drawings attached?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	Drawing(s):	_____
Notices to Abutters attached?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	Certificates of Mailing:	_____
Sign Posted at the Site?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	Date of ZEO Inspection:	_____
Is Wetlands approval required?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	Date of IWWA Approval:	_____
Is site located in Historic District?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	APCOA Number:	_____
Is ZBA approval required?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	Date of ZBA Approval:	_____
Have applicable fees been received?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	Received by: JP	<u>\$100.00 CK. 757790</u>

(Note: Fees shall be calculated and assessed in accordance with Section 12-2 of the Town of Durham Code of Ordinances)

Applicant & Parcel Owner's Affidavit and Signatures

I certify that all information provided to the commission is accurate and complete to the best of my knowledge. I understand that providing false or misleading information to the commission in either this application or any presentation before the commission regarding this application may result in a reversal of its approval. Both the applicant(s) and owner(s) hereby grant the Durham Planning & Zoning Commission and/or its agents permission to enter upon the property for which this Site Plan Review and/or Special Permit is requested, for the purpose of inspection and enforcement of the Zoning Regulations of the Town of Durham, Connecticut, provided that a minimum of 72 hours advance notice has been provided to the applicant(s) or owner(s). This permission shall be valid for a period of 180 days following the Commission's Date of Receipt* of this application.

Applicant (s) Signature:  Date: 11/25/20

Owner(s) Signature:  Date: 11/25/20

Decision of the Commission

Date Application Received by P&Z Commission*	Date of Public Hearing	Date of Decision	Date of Publication of Legal Notice
<i>Month Day Year</i>	<i>Month Day Year</i>	<i>Month Day Year</i>	<i>Month Day Year</i>

Conditions of Approval: _____

Approved: _____
Signature of the Chairperson; Planning & Zoning Commission or Zoning Enforcement Officer *Date*

Not Approved: _____
Signature of the Chairperson; Planning & Zoning Commission or Zoning Enforcement Officer *Date*

Description of Proposed Use

Torrison Stone & Garden will rent indoor and outdoor facilities outlined below for various private/corporate gatherings. There are 30 parking spaces on the premises, and guests will not be permitted to park along Route 17 or Winsome Avenue. Events will take place no more than one day per week, only between the hours of 8 a.m. and 10 p.m. Rentals are not to exceed 5 hours. A representative of Torrison Stone & Garden will be on site for all events.

Temporary rental:

Max 5 hour rental, only between the hours of 8 a.m. and 10 p.m.

Indoor and Outdoor Facilities/Spaces:

Outdoor Showroom (Blue) - 10,000 sq. ft. space contained by fence
Meeting Room (Green) - 1,200 sq. ft space
Fire Room (Orange) - 2,000 sq. ft. room with bathroom

Guest Capacity/Parking:

Non-Business Hours (*Monday-Saturday 5 - 10 p.m., Sunday Seasonally 8 a.m. - 10 p.m.*)

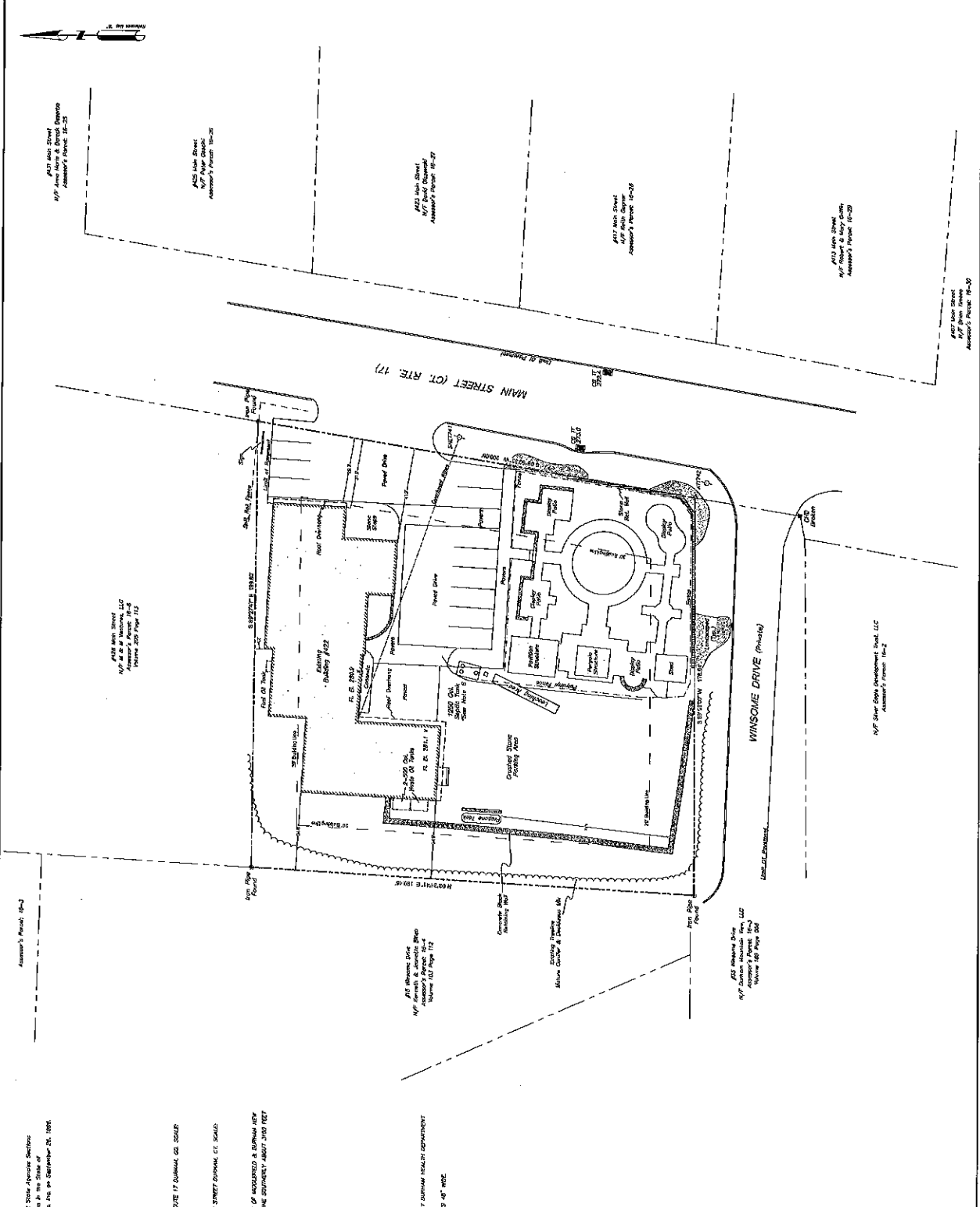
28 parking spaces for guests

2 for TSG employees

Business Hours (*Monday - Saturday 8 a.m. - 5 p.m., Sundays Seasonally 8 a.m. - 10 p.m.*)

15 parking spaces for guests

15 for TSG employees & Walk-in Customers

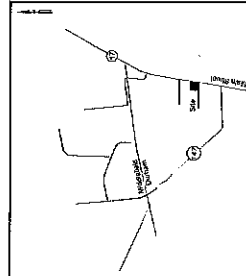


SURVEY NOTES
 The survey has been prepared in the Republic of Connecticut, State of New York, and the State of Vermont. The survey was conducted on the 18th day of November, 2020, at the State of Connecticut, in the County of Middlesex, at the City of Durham, CT. The survey was conducted by the undersigned, a duly licensed Professional Land Surveyor in the State of Connecticut, in accordance with the Connecticut Code of Regulations, Title 12-100, and the Connecticut Code of Regulations, Title 12-100-100. The survey was conducted in accordance with the Connecticut Code of Regulations, Title 12-100, and the Connecticut Code of Regulations, Title 12-100-100. The survey was conducted in accordance with the Connecticut Code of Regulations, Title 12-100, and the Connecticut Code of Regulations, Title 12-100-100.

GENERAL NOTES
 1) ZONE: S-1, COMMERCIAL ZONE
 2) SURVEY AREA TO REFERENCE MAP 17-1
 3) OFFICE HOURS: 9:00 AM TO 5:00 PM
 4) TOTAL LOT AREA = 0.86 ACRES
 5) METERS WITHIN PERMITS TO 1000 SQ. FT.
 6) SPOT LOCATION SURVEYED FROM AS SHOWN BY THE SURVEYOR'S FIELD BOOK DATED 10/15/20.
 7) ALL DIMENSIONS SHOWN ARE IN FEET UNLESS OTHERWISE NOTED.
 8) ALL DIMENSIONS SHOWN ARE IN FEET UNLESS OTHERWISE NOTED.

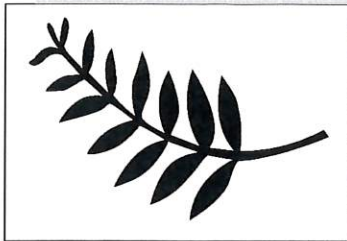
RECORD OWNER
 CENTURY GROUP, LLC
 1000 WESTPORT ROAD, WESTPORT, CT 06487
 CONTACT: LAND RECORDS

Site Location NTS



TORRISON
STONE & GARDEN
 422 MAIN STREET
 DURHAM, CT 06422
 P: (860)944-0114
 F: (860)944-0236
 WWW.TORRISONSTONE.COM

Architectural Seal:



SITE
 PLAN

TORRISON
STONE & GARDEN
 422 MAIN STREET
 DURHAM
 CONNECTICUT

DATE: NOVEMBER 23, 2020
 REV. 5/03: JANUARY 4, 2021

SCALE: 1"=10'

DRAWN BY: BRIAN MURPHY

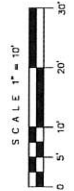
SHEET: SP-1



Guest Capacity/Parking
 Non-Business Hours (Monday-Saturday 5-10pm,
 Sunday Seasonally 8am-3pm)
 28 Guest Parking Spaces
 2 Employee Parking Spaces

Business Hours (Monday-Saturday 8am-5pm,
 Sunday Seasonally 8am-3pm)
 15 Employee Spaces
 15 Guest/Customer Parking Spaces

- Lighting/Sound Key
- ▲ Low Voltage Landscape Light
 - Exterior Building Light
 - Outdoor Speaker



TORRISON
STONE & GARDEN
422 MAIN STREET
DURHAM, CT 06422
P (860)246-0119
F (860)244-0230
www.torrisonstone.com

Architectural Seed:

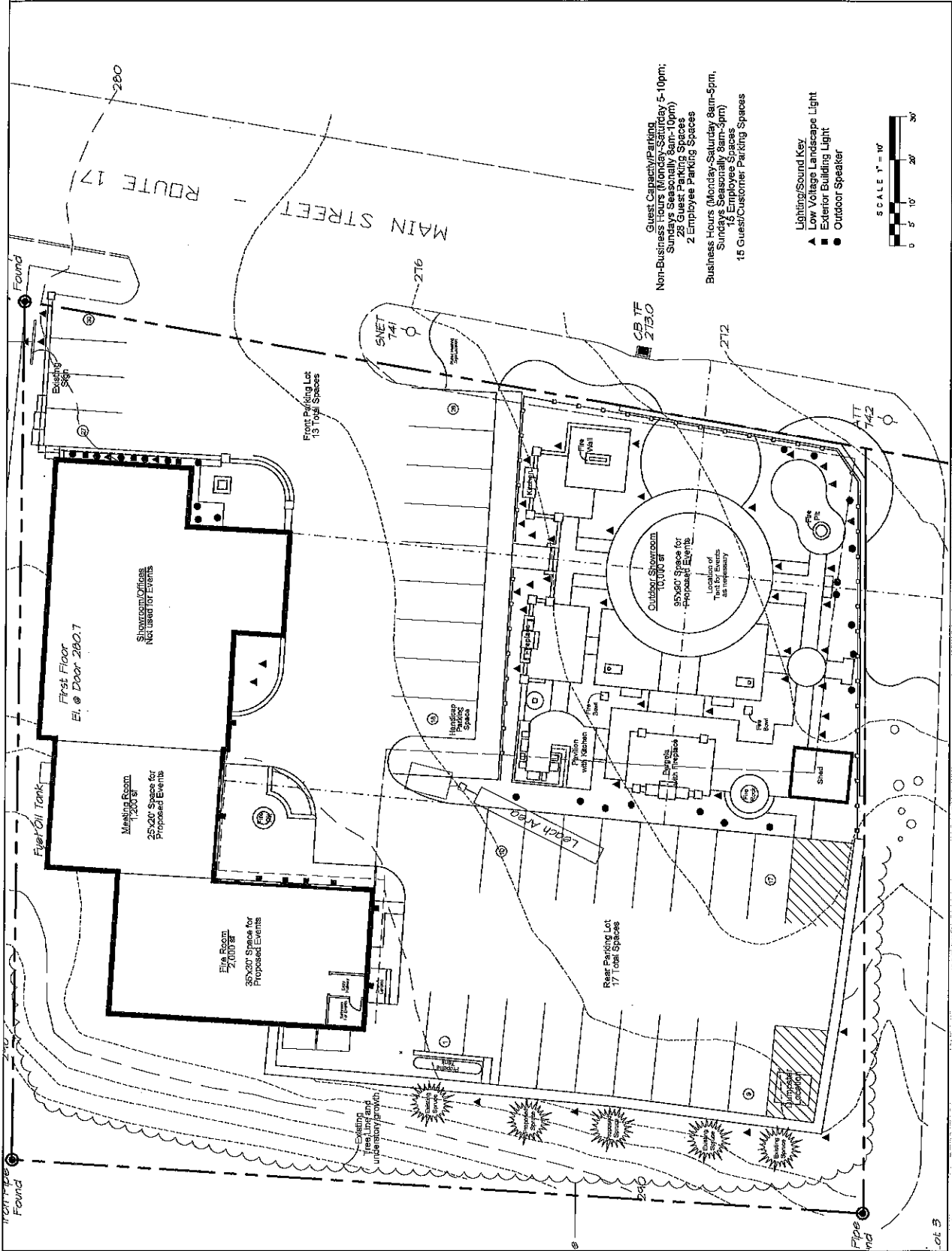


SITE PLAN

TORRISON
STONE & GARDEN
422 MAIN STREET
DURHAM
CONNECTICUT

DATE: NOVEMBER 23, 2020
REVISIONS: JANUARY 4, 2021

SCALE: 1"=10'
SHEET: SP-1
DRAWN BY: BRIAN MURPHY



TOWN OF DURHAM

Department of Health
P.O. Box 428
Durham, Connecticut 06422-0428

To: Tyler Gerry, Torrison Stone & Garden
From: William R. Milardo, Jr., RS
Date: 12/23/2020
Re: 25-person weekly event proposal

The existing subsurface sewage disposal system (ssds) is comprised of a 1250-gallon septic tank and 34 feet (including ends) of 12" high concrete leaching galleries. The leaching system provides 200 square feet of effective leaching area and can treat and disperse 240 gallons of sewage per day.

15 employees (based on company website) would produce 150 gallons of wastewater per day (given that water conservation fixtures are utilized). Therefore, the ssds has 90 gallons of excess capacity. As proposed, a weekly event attended by 25 persons and not including food preparation, is expected to produce 375 gallons of wastewater, based on 15 gallons per attendee. The septic tank can safely handle the additional sewage discharge. The leaching system can treat the additional wastewater over a 7-day period. The average daily flow from the event would be 54 gallons. The average daily flow from the event and from the office personnel would be 204 gallons per day which is less than the 240-gallon capacity of the system.

Should the ssds not operate properly in the future, there is area available to expand the leaching system. Therefore, the proposal is deemed satisfactory by this Department.

LEGAL NOTICE
TOWN OF DURHAM

Public Hearing of the Planning and Zoning Commission

The Town Planning and Zoning Commission of Durham, Connecticut will hold a public hearing on Wednesday, January 20, 2021 via ZOOM, a remote video teleconferencing platform, login information found at:

<https://us02web.zoom.us/j/87083923594?pwd=c2V2c2pMMmtlSkdBcENveWlwQXE0QT09>

Webinar ID: 870 8392 3594

Passcode: 955382

on the following:

Applicant/Owner: T. Gerry/Torrison Stone and Garden
Property Location: 422 Main St.
Proposed Activity: Special Exception

At this hearing, interested persons may appear and be heard and written communications will be received. A copy of this application is on file in the Land Use Office, Durham Town Hall, for public inspection.

Dated in Durham, Connecticut, this 8th day of January 2021.

Planning and Zoning Commission
Town of Durham, Connecticut

Frank DeFelice, Chairman

Publish On: January 8, 2021 and January 15, 2021

/jp
01/04/2021

cc: P&ZC Members and Alternates
K. Garvis
First Selectman
Torrison Stone & Garden

Building Dept.
J. Corona
ZBA Members and Alternates