

# City Of Torrington

RISTA MALANCA, AICP  
ECONOMIC DEVELOPMENT  
140 Main Street • City Hall  
Torrington, CT 06790-5245



Phone: (860) 496-5920  
Fax: (860) 489-2541  
e-mail: [Rista\\_Malanca@torringtonct.org](mailto:Rista_Malanca@torringtonct.org)

February 9, 2021

Nishi Real Estate, LLC  
Mir Sabbir Ahmed  
251 Danbury Rd  
Suite 2A  
New Milford, CT 06776

Dear Mr. Ahmed,

Thank you for your commitment to expanding your business here in Torrington. I am pleased to inform you that your tax abatement request, for 861 Migeon Ave, is eligible under the City of Torrington's "Tax Incentive Policy".

The current value of your property is assessed at \$245,530 for the 2020 Grand List (prior to the start of construction). Based on your proposal your investment is **estimated** to increase the property assessment to \$2,067,340. Pending City Council approval, your request would be eligible for the following tax incentive:

Year 1	Year 2	Year 3
25%	50 %	100%
<i>Of increased Assessment Paid</i>	<i>Of increased Assessment Paid</i>	<i>Of increased Assessment Paid</i>

This is **approximately** a \$73,156.30 tax savings, Based on a mill rate of 46.17.

If approved by City Council, the Grand List for which this incentive applies and the final assessment will be determined upon receiving a certificate of occupancy. A formal tax agreement between your company and the City of Torrington will be required prior to receiving any tax incentive.

If you wish this proposal be forwarded to City Council for review and approval please confirm by contacting me at [Rista\\_Malanca@torringtonct.org](mailto:Rista_Malanca@torringtonct.org).

Sincerely,

Rista Malanca, AICP  
Director of Economic Development  
City of Torrington

3/10/2021 11:06 AM  
RECEIVED FOR RECORD  
TORRINGTON TOWN CLERK

[illegible]

# City Of Torrington



ASSESSOR'S OFFICE  
Phone: (860) 489-2222  
Fax: (860) 496-5907

City Hall • 140 Main Street  
Torrington, CT 06790-5245

February 9, 2021

## RE: PROPOSED GAS STATION/CONVENIENCE STORE-861 MIGEON AVE

Dear Nishi Real Estate LLC:

Per your request, please find below, a pre-construction estimate of market value, for the proposed project listed above.

Please know, this *estimate* was compiled using architectural renderings, dated December 2020, provided to this office and not actual approved building plans. The *estimated* market value is based on October 1, 2020 valuation. **This estimate is completely subject to change as a result of the final completed project.** It is not unusual for changes in construction material, quality and type to be made during the construction of the project and therefore; the value listed below **is not guaranteed nor legally binding**, for tax purposes and is only as good as the information provided at the time of this estimate. Please note: this *estimate* does not include personal property values.

### Estimated MARKET

\$2,067,340 +/- 10% after final completion

Thank you for your patience in this request. Should you have any further questions, please feel free to contact me.

Thank you,

Gail Sartori CCMA II  
Deputy Assessor

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2019.



Information on the Property Records for the Municipality of Torrington was last updated on 1/21/2021.

### Parcel Information

Location:	861 MIGEON AVE	Property Use:	Restaurant	Primary Use:	Restaurant
Unique ID:	10008	Map Block Lot:	222/005/018	Acres:	1.42
490 Acres:	0.00	Zone:	LB	Volume / Page:	1301/0688
Developers Map / Lot:	5269/A/5338/5636	Census:	3107-0N		

### Value Information

	Appraised Value	Assessed Value
Land	150,236	105,170
Buildings	190,618	133,430
Detached Outbuildings	9,903	6,930
Total	350,757	245,530

Heating:	FHA	Fuel:	Gas	Cooling Percent:	100
Siding:	Brick	Roof Material:	Asphalt	Beds/Units:	0

### Special Features

Cooler	108
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### Attached Components

Type:	Year Built:	Area:
Expansion Unfin Attic	1952	421
Wood Deck	2008	688
Enclosed Porch	1952	40
Metal Shed	1952	1,053

### Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Canopy	1952	0.00	0.00	321
Paving	1999	0.00	0.00	30,000

### Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Valid Sale	Sale Price
NISHI REAL ESTATE LLC	1301	0688	01/29/2020	Warranty Deed	No	\$700,000
JUDIPAL LLC	1105	0971	03/07/2011	Quit Claim	No	\$0
JUDIPAL LLC	1069	0326	06/23/2009	Warranty Deed	No	\$380,545
SCARPELLI JOSEPH J	0366	0046	04/10/1984	Warranty Deed	No	\$0



# CITY OF TORRINGTON



Land Use Office  
Martin J. Connor, AICP, City Planner  
140 Main Street • City Hall  
Torrington, CT 06790-5245  
E-mail: [Martin\\_Connor@torringtonct.org](mailto:Martin_Connor@torringtonct.org)

Phone: (860) 489-2221  
Fax: (860) 496-5928

City of Torrington website: [www.torringtonct.org](http://www.torringtonct.org)

To: Mayor Elinor Carbone & City Council Members  
From: Martin J. Connor, AICP, City Planner  
Date: January 26, 2021  
Subject: Tax Abatement for Nishi Real Estate LLC, 861 Migeon Ave.

I am writing in support of Mir Sabbir Ahmed, Nishi Real Estate LLC, and his application for Tax Abatement under the City of Torrington's Tax Incentive Policy. The Planning & Zoning Commission granted Special Exception #18-07, Location Approval and Site Plan #1292 on December 12, 2018, to Cumberland Farms, Inc., to construct a new 5,275 sq. ft. convenience store and new gas fueling station at the former Scarpelli's Restaurant at 861 Migeon Ave. Cumberland Farms, Inc., decided to not move forward with their purchase and approvals and subsequently Mir Sabbir Ahmed, Nishi Real Estate LLC, purchased the property from Judipal LLC and submitted a revised Site Development Plan for a same size convenience store and fueling location. His plans mirrored the Cumberland Farms, Inc. application and Site Development Plan and the Nishi Real Estate LLC, revised plans were approved. The revised plans approved are titled, "Site Plan Modification 861 Migeon Avenue – CT RT 4, Torrington, Connecticut," Prepared for Nishi Real Estate LLC, BY Hrica Associates, LLC.

The property is 61,792 sq. ft. in size and is located in the LB – Local Business Zone. The project, besides the new convenience store and fueling facility, will include a new sidewalk, lighting, and landscaping. Demolition of the former Scarpelli's Restaurant is ongoing and nearly complete. The project is feasible. A Grading Permit and Zoning Permit for the project have been issued by my Department.

Cc: Rista Malanca, AICP, Economic Development Director  
Mir Sabbir Ahmed, Nishi Real Estate LLC

**Rista Malanca**

861 Migeon  
Ave

**From:** Launa Goslee  
**Sent:** Tuesday, February 9, 2021 11:02 AM  
**To:** Rista Malanca  
**Subject:** RE: 861 Migeon Ave

Hi Rista,

Yes, they are paid through 6/30/2021.

Thank you,



Launa M. Goslee, CCMC  
Tax Collector  
City of Torrington  
140 Main Street, Room 134  
Torrington, CT 06790  
[www.torringtonct.org](http://www.torringtonct.org)  
Phone 860.489.2209 x1001  
Fax 860.496.5905

**Office Hours:**

Monday-Wednesday 8:30-4

Thursday 8:30-6:30

Friday 8:30-12:30

**IMPORTANT NOTICE Regarding COVID-19: City Hall is open but we are hoping we can help you via the phone or online. We are still encouraging you to make an appointment for any business if you feel the need to come in. Please email or call us and we will be happy to discuss your needs ahead of time.**

You may visit the tax collector's home page on the City website to look up your tax bill, research your tax payment history, pay your taxes online, or find answers to questions taxpayers frequently ask about property taxes. That site is <https://www.torringtonct.org/tax-collectors-office>. Thank you. Be well and stay safe.

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