

MEMORANDUM

TO: Members of the City Council

FROM: Elinor Carbone, Mayor
Victor Muschell, Corporation Counsel and
Ray Drew, Public Works Director

DATE: March 16, 2023

RE: **Recommendation for Boundary Line Adjustment (MBL 118/016/010 and MBL 118/016/009), and Referral to Planning and Zoning Commission for Section 8-24 determination.**

EdAdvance recently acquired property at 95 Grove Street (MBL 118/016/009) formerly owned by the Sacred Heart RC Church where the former Sacred Heart School building stood. There is currently an application for Planning and Zoning approval of the construction a new educational facility at 95 Grove Street where pre-school and after-school programs will be offered.

Abutting the EdAdvance property is an under-utilized open space area owned by the City of Torrington (MBL 118-016/010). This property is located between the 95 Grove Street parcel and the East Branch of the Naugatuck River. Due to the limited access and topography of the property, it has been a challenge to develop recreational programs, trail access or other recreational uses.

In light of the proposed development of this site, and the partnership that the city has with EdAdvance, we are recommending that, in exchange for off-site improvements to the city-owned parcel that will facilitate public access to the property and enable recreational-educational opportunities, the city enter into a boundary-line adjustment agreement with EdAdvance.



TO: Mayor Elinor Carbone, City of Torrington

DATE: March 14, 2023

SUBJECT: Grove Street Lot-Line Adjustment

Dear Mayor Carbone,

EdAdvance is in the process of obtaining the approval of Torrington Planning and Zoning for an Early Childhood Center on the property formally used as the Sacred Heart School at 95 Grove Street. The current building design will provide the space required to serve over 125 preschool children from Torrington. However, given the necessary footprint of the building as designed, it will infringe upon the required setbacks along the adjacent property owned by the City of Torrington to the west. A slight adjustment to the City's property along that easterly boundary line would rectify the issue. In exchange for the City redrawing this lot line, EdAdvance would provide and allow public access to the City's lot from our Grove Street property and collaborate with the City to plan and create an outdoor educational opportunity within that lot.

I thank you for your consideration of this proposal.

Sincerely,

Jeffrey C. Kitching Ed.D.
Executive Director
EdAdvance