

MEMO

TO: BOARD OF COUNCILMEN  
FROM: CORPORATION COUNSEL  
DATE: DECEMBER 14, 2020  
SUBJECT: PROPERTY CONVEYANCE –OLD FIREHOUSE ALLEY

By deed dated and recorded March 24, 1998 in Volume 670 Page 1 of the Torrington Land Records, the city conveyed the “old firehouse” at 117 Water Street to The Midland Group, LLC. That conveyance included only one half (1/2) of the alley lying to the west of the building. The other half was retained by the city. The Midland Group LLC now requests that the other half be transferred to it. On December 9, 2020 the Planning and Zoning Commission unanimously recommended, pursuant to Section 8-24 of the general statutes, that the remaining half of the alley be conveyed to The Midland Group, LLC. See attached

There seems to be no reason for the City to continue ownership of this half of the alley and in my opinion its continued ownership will only increase its liability for unforeseen occurrences especially now that the new Brew Pub is ready to commence operation.

For all of the above reasons I recommend that you approve a conveyance of the alley to The Midland Group.

12/14/2020 11:59 AM  
RECEIVED FOR RECORD  
TORRINGTON TOWN CLERK

# City Of Torrington



LAND USE OFFICE  
140 Main Street • Room 324  
Torrington, CT 06790

Tel: (860) 489-2221  
Fax: (860) 496-5928  
[www.torringtonct.org](http://www.torringtonct.org)

To: Mayor Elinor Carbone  
City Council

December 10, 2020

From: Martin J. Connor, AICP; City Planner

Re: CGS Section 8-24 Referral

Applicant: The Midland Group LLC

Location: 859 sq. ft. parcel land between 117 Water Street and 131 Water Street owned by  
City of Torrington (see attached maps/documents)

Proposal: Convey subject parcel to The Midland Group LLC

---

At its December 9, 2020 meeting, the Planning and Zoning Commission unanimously made a favorable recommendation to the Mayor and City Council on the above referenced Section 8-24 Referral.

Please contact me if you have any questions regarding this matter.

cc: Ray Drew  
Vic Muschell

**PILICY & RYAN, P.C.**  
**ATTORNEYS AT LAW**

FRANKLIN G. PILICY  
[fpilicy@pilicy.com](mailto:fpilicy@pilicy.com)  
Also Admitted in MA

DONALD J. RINALDI  
[drinaldi@pilicy.com](mailto:drinaldi@pilicy.com)  
As of Counsel to the Firm

365 Main Street  
P.O. Box 760  
Watertown, Connecticut 06795

Ph: 860-274-0018  
Fax: 860-274-0061  
[www.pilicy.com](http://www.pilicy.com)

CHARLES A. RYAN  
[crvan@pilicy.com](mailto:crvan@pilicy.com)  
Also Admitted in MA

JEFFREY M. GEORGE  
[jgeorge@pilicy.com](mailto:jgeorge@pilicy.com)  
Also Admitted in RI

JILLIAN A. JUDD  
[jjudd@pilicy.com](mailto:jjudd@pilicy.com)

November 24, 2020

VIA OVERNIGHT MAIL

Victor M. Muschell, Esquire  
Corporation Counsel  
City Hall  
140 Main Street  
Torrington, CT 06790

RE: 117 Water Street, Torrington, CT  
Owned by The Midland Group, LLC  
Request for City of Torrington to Convey the remaining one-half of the Alley between  
117 Water Street, Torrington, CT and 131 Water Street, Torrington, CT

Dear Attorney Muschell:

This office represents The Midland Group, LLC owner of 117 Water Street, Torrington, Connecticut.

The 117 Water Street, Torrington, Connecticut property was purchased by The Midland Group, LLC from the City of Torrington pursuant to a Statutory Form Warranty Deed from the City of Torrington to The Midland Group dated March 24, 1998 and is recorded in Volume 670, Page 001 of the Torrington Land Records. I enclose a copy of the Survey-Site Plan of this property for additional reference.

At the time the property was purchased, the City of Torrington conveyed only one-half of the alley between 117 Water Street, Torrington, Connecticut and 131 Water Street, Torrington, Connecticut.

The Midland Group, LLC is requesting that the City of Torrington convey the remaining one-half of the alley to The Midland Group, LLC. It appears that the entire alley was always part of the Old Firehouse property and should be conveyed to The Midland Group, LLC to combine the alley with the original Parcel.

2020  
RECEIVED NOV 25 2017

The Midland Group, LLC respectfully requests that you review this matter with the Mayor Elinor Carbone and the City Counsel. City Planner Martin J. Connor also mentioned that a referral is to be made to the Planning and Zoning Commission pursuant to C.G.S. Section 8-24.

Please contact the undersigned if you have any additional questions.

If you have any questions, please do not hesitate to contact the undersigned at your convenience.

Respectfully,

  
Franklin G. Pilicy

FP/dm

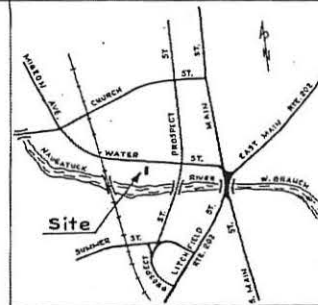
# Meyers Associates, P.C.

*Engineers • Surveyors • Planners*

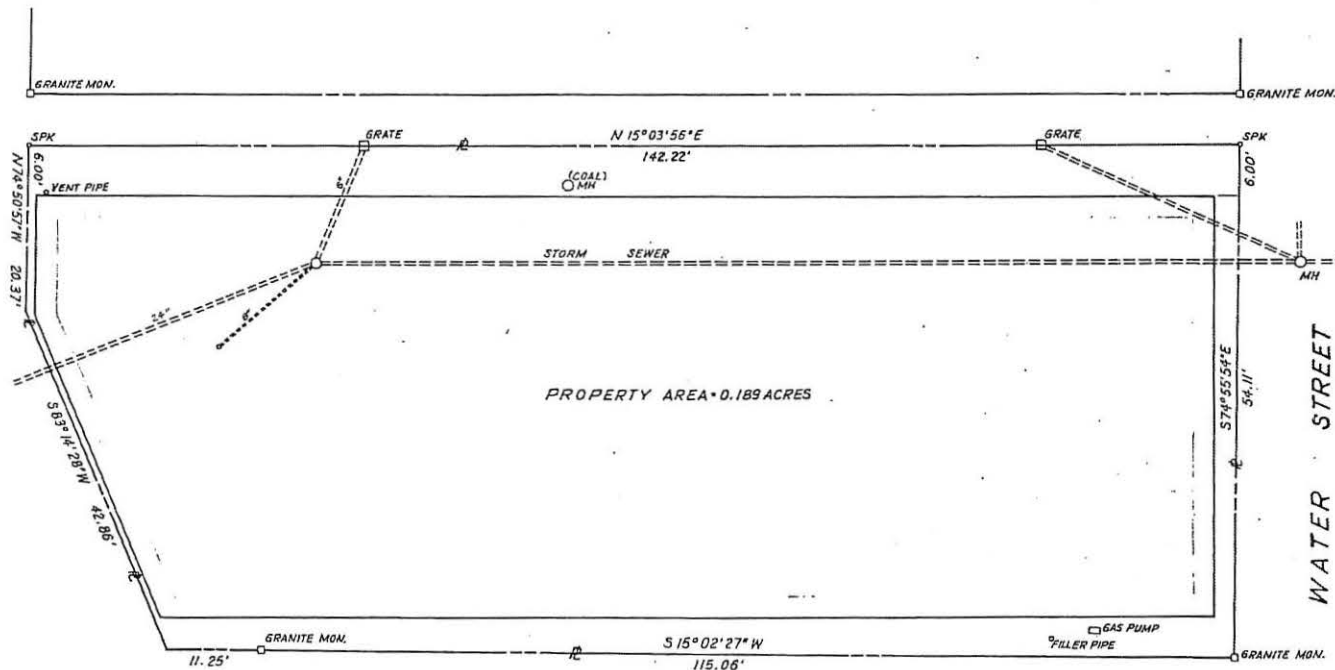
**LEGAL DESCRIPTION  
PARCEL OWNED BY THE  
CITY OF TORRINGTON  
ADJACENT TO 117 WATER STREET  
TO BE CONVEYED TO  
MIDLAND GROUP LLC  
117 WATER STREET  
TORRINGTON, CONNECTICUT**

Beginning at a point on the southerly street line of Water Street, said point being the northwest corner of land now or formerly of Midland Group LLC and the northeast corner of the herein described parcel of land; thence running along land of said Midland Group LLC the following courses and distances: S 15°03'56" W 142.21' and N 76°02'21" W 6.07', to a point; thence turning and running N 15°05'37"E 142.33' along land now or formerly of Colleen Kleczkowski DBA Properties Properties, to a point on the said southerly street line of Water Street; thence turning and running S 74°55'54" E 6.00' along the said southerly street line of Water Street, to the point and place of beginning.

Said parcel contains 859 Square Feet or 0.02 Acres.



VICINITY MAP  
N.T.S.



I hereby certify that this map and survey were prepared in accordance with the standards of a Class A-2 survey as defined in the Code of Practice for Standards of Accuracy of Surveys and maps, adopted December 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc.

CITY OF TORRINGTON  
Engineering Division  
Department of Public Works

PROPERTY OF  
OLD FIREHOUSE  
ON WATER STREET

Scale: 1" = 10'

October, 1988



66

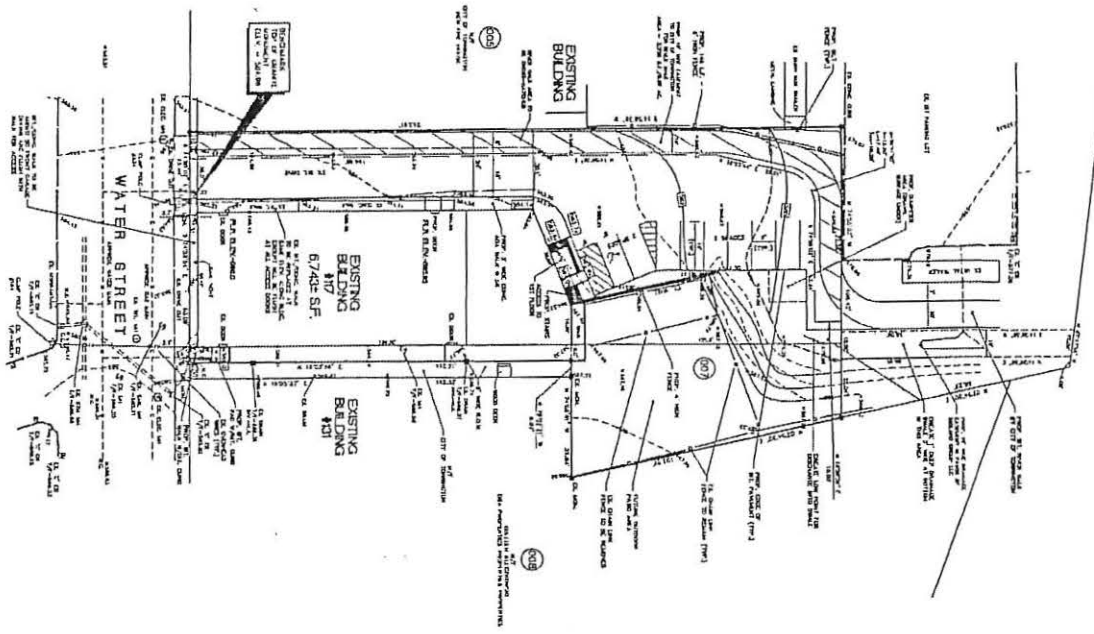
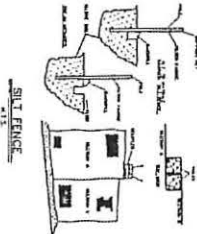
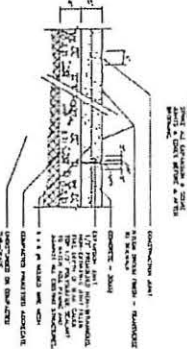
Ref 5321

P 1509 A

# WEST BRANCH - NAUATLOX PAPER



## PAVEMENT SECTION



## ZONING INFORMATION

ITEM	REQUIRED/ALLOWED	PROPOSED
USE	RESIDENTIAL	RESIDENTIAL
LOT	1/4 AC.	1/4 AC.
SETBACKS	10' FRONT, 5' SIDE, 5' REAR	10' FRONT, 5' SIDE, 5' REAR
MAX. BUILDING AREA	1,000 SQ. FT.	1,000 SQ. FT.
MAX. BUILDING HEIGHT	10' MAX.	10' MAX.
MAX. LOT COVERAGE	25% MAX.	25% MAX.
MAX. LOT AREA	1/4 AC.	1/4 AC.
MAX. LOT WIDTH	30' MAX.	30' MAX.
MAX. LOT DEPTH	120' MAX.	120' MAX.
MAX. LOT AREA	1/4 AC.	1/4 AC.
MAX. LOT WIDTH	30' MAX.	30' MAX.
MAX. LOT DEPTH	120' MAX.	120' MAX.

## NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DATE	10/1/2011
BY	MEYERS ASSOCIATES P.C.
FOR	MEYERS ASSOCIATES P.C.
PROJECT	MEYERS ASSOCIATES P.C.
LOCATION	MEYERS ASSOCIATES P.C.
REVISION	MEYERS ASSOCIATES P.C.