



RUSSO

SURVEYORS • ENGINEERS
1 Shoham Rd • East Windsor, CT 06088

CT: (860) 623-0569
MA: (413) 785-1158

LETTER OF TRANSMITTAL

| | |
|-------------------------------|------------------|
| DATE: 9-01-22 | JOB NO. 2020-019 |
| ATTN: Jeremy Leifert | |
| RE: | |
| Charlotte Hungerford Hospital | |
| 1215 New Litchfield Street | |
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| | |

TO Planning & Zoning Commission
140 Main Street
Torrington, CT 06790

WE ARE SENDING YOU Attached Under separate cover Via Mail, the following items:
 Cover Letter Paper Prints Mylars Specifications Report Other

| COPIES | DATE | SHEET NO. | DESCRIPTION |
|--------|---------|-----------|-----------------------------|
| 6 | 8-26-22 | 1 of 1 | Zone Change Map |
| 1 | 8-28-22 | | Application for Zone Change |
| 1 | | | Deed Description |
| 1 | 9-01-22 | | Check No. |
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THESE ARE TRANSMITTED (as checked below):

- For approval For your use For review and comment As requested
 For signature For your records Returned after loan to us For bids due _____

REMARKS:

cc: Brian Ohler

SENT BY: Timothy Coon



CITY OF TORRINGTON

PLANNING & ZONING COMMISSION

APPLICATION FOR CHANGE OF ZONING MAP

Fee: \$360 (including \$60 State tax)

Location of Property: (When no address is available, indicate distance from nearest intersection and side of road)

1215 New Litchfield Street

Assessor's Map 219 Block 003 Lot 008

Present Zone R-6 Proposed Zone LB

Area of Property 1.85 Ac

Is this parcel within 500 feet of another municipality? _____ Yes No

Is there a conservation or preservation restriction on the property? _____ Yes No

If "Yes" applicant must notify the holder of the land restriction regarding the application by certified mail, return receipt requested, no later than 60 days prior to the filing of the application. In lieu of such notice the applicant may submit a letter from the holder of such restriction (or their agent) verifying that the application is in compliance with the terms of the restriction.

Applicant: The Charlotte Hungerford Hospital Attn. Brian Olier
Address: 540 Litchfield St
Torrington, CT 06790

Phone: 860-307-1135 Fax: _____ E-mail: brian.olier@hch.health.org

Signature of Applicant: [Signature] Date: 2/20/22

Owner: Same as Applicant
Address: _____

Phone: _____ Fax: _____ E-mail: _____

Signature of Owner: [Signature] Date: 2/24/22
Agent of Applicant: J.R. Russo + Associates LLC, Attn Tim Coon +ccoona@jrrusso.com
Six copies of a certified survey map of the property and a copy of the legal description of such property must be submitted with this application.

FOR OFFICE USE ONLY

(Revised 3/14)

Application Fee Paid: _____

Date of Public Hearing: _____

Date of Decision: _____

Action Taken: _____

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That **WK REALTY, LLC** a Connecticut limited liability company having a mailing address of 1215 New Litchfield Street, Torrington, CT 06790 (hereinafter referred to as the "Grantor") for the consideration of ONE MILLION NINETEEN THOUSAND AND 00/100 DOLLARS (\$1, 019,000.00) received to the Grantor's full satisfaction from **THE CHARLOTTE HUNGERFORD HOSPITAL**, having a mailing address of 540 Litchfield Street, Torrington, CT 06790 (herein referred to as the "Grantee") does by these presents hereby give, grant, bargain, sell and convey to the Grantee that or those certain piece(s) or parcel(s) of land with all buildings standing thereon, situated in said Torrington, Connecticut and bounded and described on Schedule A annexed hereto and made a part hereof.

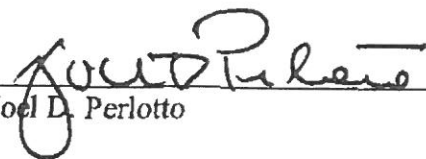
TO HAVE AND TO HOLD the premises hereby conveyed with the appurtenances thereof, unto the Grantee and unto the Grantee's successors and assigns forever and to the Grantee's own proper use and behoof. And the Grantor does for the Grantor and the Grantor's successors and assigns, covenant with the Grantee and the Grantee's successors and assigns that the Grantor is well seized of the premises as a good indefeasible estate in FEE SIMPLE; and that the same are free from all encumbrances whatsoever, except as herein stated.


AND FURTHERMORE, the Grantor does by these presents bind the Grantor and the Grantor's successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantee and the Grantee's successors and assigns against all claims and demands whatsoever, except as herein stated.

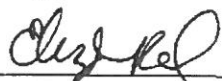
IN WITNESS WHEREOF, the Grantor has hereunto set the Grantor's hand and seal this 23rd day of December, 2015.

Signed, Sealed, and Delivered
in the presence of:

WK Realty, LLC


Joel D. Perlotto

By: 
Carrie Wolfberg, Member


Elizabeth Ride


STATE OF CONNECTICUT)

) ss: Torrington

December 23, 2015

COUNTY OF LITCHFIELD)

Personally appeared Carrie Wolfberg, before me, the undersigned officer, who acknowledged herself to be a Member of WK Realty, LLC. and that she as such Member being authorized so to do, executed the foregoing document and acknowledged the same to be her free act and deed before me,


Joel D. Perlotto
Commissioner of the Superior Court

SCHEDULE A

A certain parcel of land located on the southerly side of Route 202 in the City of Torrington, County of Litchfield and State of Connecticut, more particularly bounded and described as follows:

Commencing at a point marking the northeast corner of the premises herein described and the northwest corner of land now or formerly of John B. Irwin and Josephine B. Cisco; thence running along land now or formerly of John B. Irwin and Josephine B. Cisco, S. 10° 26' 15" E. 200 feet to an iron pin, which pin marks the southeast corner of the premises herein described; thence running in a westerly direction along other land of Kenneth A. Trobel, S. 84° 19' 58" W. 400 feet to an iron pin, which pin marks the southwesterly corner of the premises herein described; thence running in a northerly direction along other land of Kenneth A Trobel N. 10° 24' 03" W. 200 feet to an iron pin set in the southerly line of Route 202; thence running in an easterly direction along the southerly line of Route 202, thence running in an easterly direction along the southerly line of Route 202 on a curve having a radius of 3,759.72 feet, a distance of 262.84 feet to a CHD Monument; thence running N. 85° 53' 40" E. 137.16 feet to the point and place of beginning.

Reference is made to a map entitled "LOT DIVISION MAP PROPERTY SURVEY PREPARED FOR KENNETH A. TROBEL ROUTE 202 TORRINGTON, CONNECTICUT SCALE 1" = 20' DECEMBER 8, 1999 DAVID J. LITTLE, LICENSED LAND SURVEYOR SHEET 1 OF 2 prepared by David J. Little, Licensed Land Surveyor #13303 Torrington, CT, which map in on file in the Torrington Town Clerk's Office as Map 4462.

Said premises are subject to a sanitary sewer right of way as more particularly shown on the above-entitled map.

Being the same premises conveyed from Kenneth A. Trobel to WK Realty, LLC by Warranty Deed dated December 19, 2001 and recorded in Volume 768 at Page 306 of the Torrington Land Records.

1. Taxes on the Grand List of October 1, 2014 and thereafter, which Grantee herein assumes and agrees to pay.
2. Any and all provisions of any ordinance, municipal regulation or public or private law, including but not by way of limitation, the effects, if any, of the Inland-Wetlands Act of the State of Connecticut and any state or local building or zoning ordinance or regulation.
3. Sewer Taxes on the Grand List of October 1, 2014 and thereafter, which Grantee herein assumes and agrees to pay.
4. Sanitary Sewer Right of way as shown on map referenced in Property Description.
5. Special Exception recorded June 16, 2000 in Volume 724 at Page 621 of the Torrington Land Records.
6. Easement and Right of Way to the City of Torrington dated September 8, 1976 and recorded in Volume 310 at Page 710 of the Torrington Land Records.