

CITY OF TORRINGTON



Land Use Office
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To: Planning & Zoning Commission
From: Jeremy Leifert, AICP, City Planner *JL*
Date: October 26, 2022
RE: Proposed Zone Change, The Charlotte Hungerford Hospital, 1215 New Litchfield Street, Assessor's Map 219 Block 003 Lot 008, from an R6-residential zone to LB-Local Business.

The Charlotte Hungerford Hospital has submitted an application to propose a zone map change from the current R6 residential zoning to a LB-Local Business zone for property located at 1215 New Litchfield Street, Assessor's Map 219 Block 003 Lot 008. The property is 81,021 square feet (1.86 acres) in area. The property is currently owned by The Charlotte Hungerford Hospital. The property is serviced by public sewer and public water. The applicant has submitted a Class A-2 Survey titled "Existing Conditions Plan, Property of The Charlotte Hungerford Hospital, 1215 New Litchfield Street, Torrington, Connecticut, Map 219, Block 003, Lot 008," dated September 28, 2022, 1 Sheet and a Class D survey titled "Property of The Charlotte Hungerford Hospital, 1215 New Litchfield Street, Torrington, Connecticut, Map 219, Block 003, Lot 008, Zone: R6", dated August 26, 2022, 1 sheet. Prepared by Russo Surveyors and Engineers, East Windsor, CT. The maps conform to the Zoning Map requirements of Section 8.7.1 for a proposed change in a Zoning District Boundary. The subject property is adjacent to property zoned LB-Local Business immediately to the east of this property along New Litchfield Street. This property would add to a contiguous cluster of LB zoned parcels extending east and west along the south side of New Litchfield Street. This LB cluster contains a mix of retail store fronts and offices along New Litchfield Street. The property would remain bounded by undeveloped R40 residential zoning, consisting mostly of conservation land and wetlands to the south and west, and R15 zoning to the north side of New Litchfield Street containing existing single family houses.

In reviewing the application and maps submitted, I have the following comments:

1. This property currently houses medical offices
2. The change in zone to LB would cause all existing uses in the building on the property to conform as "as-of-right" uses rather than special exception uses
3. The current structures and uses on the site conform to the bulk zoning regulations in section 4.12 of the zoning regulations for the LB zone; this includes lot size, lot width, and the existing building setbacks

4. This property would share the western property boundary with a contiguous cluster of LB zoned parcels extending east along New Litchfield Street. This proposed zone change does not represent “spot zoning”.
5. The zone change would further the overall goals of the Business Development section of the 2019 Torrington Plan of Conservation and Development (POCD) in section 8.2, which states: “*maintain the basic character and quality of life of the City of Torrington with a suitable mix of residential, commercial, agricultural and industrial zoned property while continuing to provide a mix of residential property*”. In my opinion, this requested Zone Change would further the overall goals of the POCD.

Other Staff Comments:

Economic Development Director: Rista Malanca, AICP, Torrington Economic Development Director verbally indicated her support for the Zone Change to me.

Assistant Planner: Nate Nardi-Cyrus, Assistant Planner, in an email to me dated September 28, 2022, stated that he had no comments on the application.

Fire: Fire Marshal Edward Bascetta, in an email to me dated October 12, 2022 indicated that he has no comments on this application

WPCA: Mary Perrotti, WPCA Administrative Assistant, in an email to me dated September 26, 2022 stated that the WPCA had no comments on the application.

Engineering: Assistant Public Works Director/City Engineer, Paul Kundzins, in an email to me dated October 11, 2022 stated that he had no comments on the application

Police Traffic: Police Traffic Sergeant Dustin Baldis, in an email to me dated October 18, 2022 indicated that he has no comment on this application

Building: Building Official Kevin Gillette, in an email to me dated October 12, 2022 stated that he has no comments on the application

Conclusion: The proposed Zone Change was discussed with the Mayor and City Staff at the September 12, 2022 Land Use Staff Meeting and no objections or concerns to the proposed change were voiced. The Connecticut General Statutes requires the Commission, when making a decision on a Zone Change, take into consideration the Plan of Conservation and Development, prepared pursuant to CGS 8-23. In my opinion, the Commission can make a finding that the proposed Zone Change is in accordance with the goals and recommendations of the 2019 Torrington Plan of Conservation and Development. I recommend approval of the requested Zone Change from R6 residential to LB-Local Business with the effective date the day after the date of publication of the approval.

Cc: Brian Ohler, The Charlotte Hungerford Hospital