

# CityOfTorrington

LAND USE DEPARTMENT  
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## MEMORANDUM

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TO: Torrington Zoning Board of Appeals

CC: Marty Connor – City Planner  
File

FROM: Jeremy Leifert – Asst. City Planner *JL*

DATE: JANUARY 5, 2021

RE: Application for Location Approval – 174 East Main Street, MBL 117/026/009

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URGENT     FOR REVIEW     PLEASE COMMENT     FOR YOUR USE     PLEASE RECYCLE

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NOTES/COMMENTS:

The latest state statute language governing location approvals in CGS 14-54, last amended under Public Act 16-55, placed the review of applications for location approval of automotive dealers and repairers with the local Zoning Board of Appeals, and also removed the requirement for the Board to hold public hearings on these types of applications.

The Zoning Board of Appeals is acting as an arm of the state and must review the location in which the motor vehicle dealer or repair's license is proposed to determine if this is a suitable location for the facility. There are no standards set forth in the statutes to guide this decision. This site is currently occupied as an automotive dealer and repairer, with no changes to the exterior of the site proposed.

A plan titled "RAR Auto LLC, Department of Motor Vehicles License Application Map, 174 East Main Street, Torrington, Connecticut" prepared by David J Little, Licensed Surveyor, dated November 17, 1997 has been submitted for your review and consideration for this application.

The applicant is intending to lease the same space under the same business name as the previous owner, Ross Motor Cars, as indicated on the site plan submitted with the application. Per the Table of Uses in Section 3.1 of the City of Torrington Zoning Regulations, this is a permitted use in the Downtown District. This property also has 282 linear feet of frontage on a public street, meeting the minimum 150-foot requirement in section 6.2.1 of the Regulations.

It is my recommendation that the Board find that the proposed location is suitable for the proposed use as a used car dealership and automotive repair facility and grant the approval of location.

END OF MESSAGE