

**Litchfield County Board of REALTORS® , Inc.**

*The Voice for Real Estate™* in Litchfield County

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June 8, 2020

Via Email: [martin\\_connor@torringtonct.org](mailto:martin_connor@torringtonct.org)

Mr. Martin J. Connor, AICP

City Planner

City of Torrington

140 Main Street

Torrington, Ct 06790

**RE: Applicant: Mmak LLC, Richard Weigold- Special Exception for Change of Use for 21 Prospect Street, Suite B**

Dear Mr. Connor,

This letter is a formal objection by the Litchfield County Board of REALTORS®, Inc. to the special exception requested for the above property. We are a long-time owner and occupant of a double business unit in the complex known as “Suite E”, an ownership and office base for the Association since 1987, over 33 years. Being real estate brokers, agents, and other real estate professionals, we have a collective knowledge of the area and on the trends and needs of the local area. Our objection is based upon the following:

- In the planning and approval of this complex known as “Paris Park”, there was an approved plan which provided a mixed use wherein the first-floor units were for business use, and residential use was reserved for the second floor. This mixed use is widely used in town centers throughout the country, and provides for a cooperative use of the property, so that half the units make a demand on the premises primarily during business hours, and the residential makes more of a demand in the off hours and weekends. Mixed use has the following benefits to the City and its residents:
  1. It provides more variety in the design of and options for single and multifamily housing;
  2. It encourages development within dense, more compact areas of land;
  3. It reduces traffic and pollution by allowing residents to use their cars less;

4. It creates pedestrian-friendly environments with short distances between living, work, commercial and recreational destinations.
5. Residential and commercial developers, leasing agents and tenants all benefit from such properties. Companies welcome the nearby living spaces available to their employees. Employees, in turn, enjoy a walking or biking commute to work, as well as the downtown banks, restaurants, health clubs, childcare facilities, public transportation and other recreation.
6. A mixed-use building is often is the key to revitalization of otherwise underdeveloped or blighted areas.

- Our Association bought their unit with this design plan, codified in our Condominium declaration and by-laws, and approved by the City.
- The set-up makes sense from an aesthetic perspective, providing a uniform view from the curb, and the property's presentation to the public. Our association believes that it will look haphazard and jumbled to have a business with their shingle out on a ground-level unit, and next door a living room with its corresponding window treatments and residential front door décor.
- The haphazard view is also likely to affect the value of our unit.
- If this one special exception were to be made, it provides a roadmap and a precedent to other units requesting such change of use. Woe to the business units that remain unconverted in such a complex!

We believe that the use originally intended maintains the most desirable use for the future. Our Association has been a steady city taxpayer, and its member realtors and this Association try to be productive and helpful citizens to this City. We ask that you uphold the original zoned use, one approved and one we bargained for when we completed our purchase.

Very truly yours,



David Sartirana, Board President  
Litchfield County Board of REALTORS®, Inc.