

City Of Torrington



LAND USE DEPARTMENT
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MEMORANDUM

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 – 45 & 75 Winsted Road, MBL 120/009/009 & 120/009/005

URGENT FOR REVIEW PLEASE COMMENT FOR YOUR USE PLEASE RECYCLE

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 a new car dealer, with no changes to the exterior of the site proposed.

A plan titled "Property Survey Prepared for Center Subaru, 45 & 75 Winsted Road, Torrington, Connecticut" prepared by Hrica Associates LLC, Litchfield, Connecticut, dated February 22, 2016 has been submitted for your review and consideration for this application.

The applicant is intending to occupy the same property and building as the current owner, Center Subaru, 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 Local Business District. This property also has 456 combined 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 continued use as a new car dealership and grant the approval of location.

END OF MESSAGE