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November 24, 2020

VIA OVERNIGHT MAIL

Victor M. Muschell, Esquire
Corporation Counsel
City Hall
140 Main Street
Torrington, CT 06790

RE: 117 Water Street, Torrington, CT
Owned by The Midland Group, LLC
Request for City of Torrington to Convey the remaining one-half of the Alley between
117 Water Street, Torrington, CT and 131 Water Street, Torrington, CT

Dear Attorney Muschell:

This office represents The Midland Group, LLC owner of 117 Water Street, Torrington, Connecticut.

The 117 Water Street, Torrington, Connecticut property was purchased by The Midland Group, LLC from the City of Torrington pursuant to a Statutory Form Warranty Deed from the City of Torrington to The Midland Group dated March 24, 1998 and is recorded in Volume 670, Page 001 of the Torrington Land Records. I enclose a copy of the Survey-Site Plan of this property for additional reference.

At the time the property was purchased, the City of Torrington conveyed only one-half of the alley between 117 Water Street, Torrington, Connecticut and 131 Water Street, Torrington, Connecticut.

The Midland Group, LLC is requesting that the City of Torrington convey the remaining one-half of the alley to The Midland Group, LLC. It appears that the entire alley was always part of the Old Firehouse property and should be conveyed to The Midland Group, LLC to combine the alley with the original Parcel.

2020
RECEIVED NOV 25 2017

The Midland Group, LLC respectfully requests that you review this matter with the Mayor Elinor Carbone and the City Counsel. City Planner Martin J. Connor also mentioned that a referral is to be made to the Planning and Zoning Commission pursuant to C.G.S. Section 8-24.

Please contact the undersigned if you have any additional questions.

If you have any questions, please do not hesitate to contact the undersigned at your convenience.

Respectfully,


Franklin G. Pilicy

FP/dm

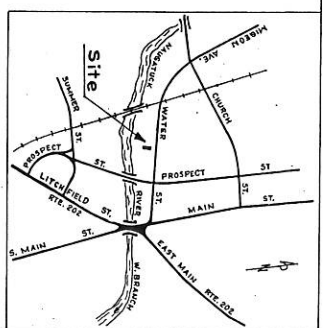
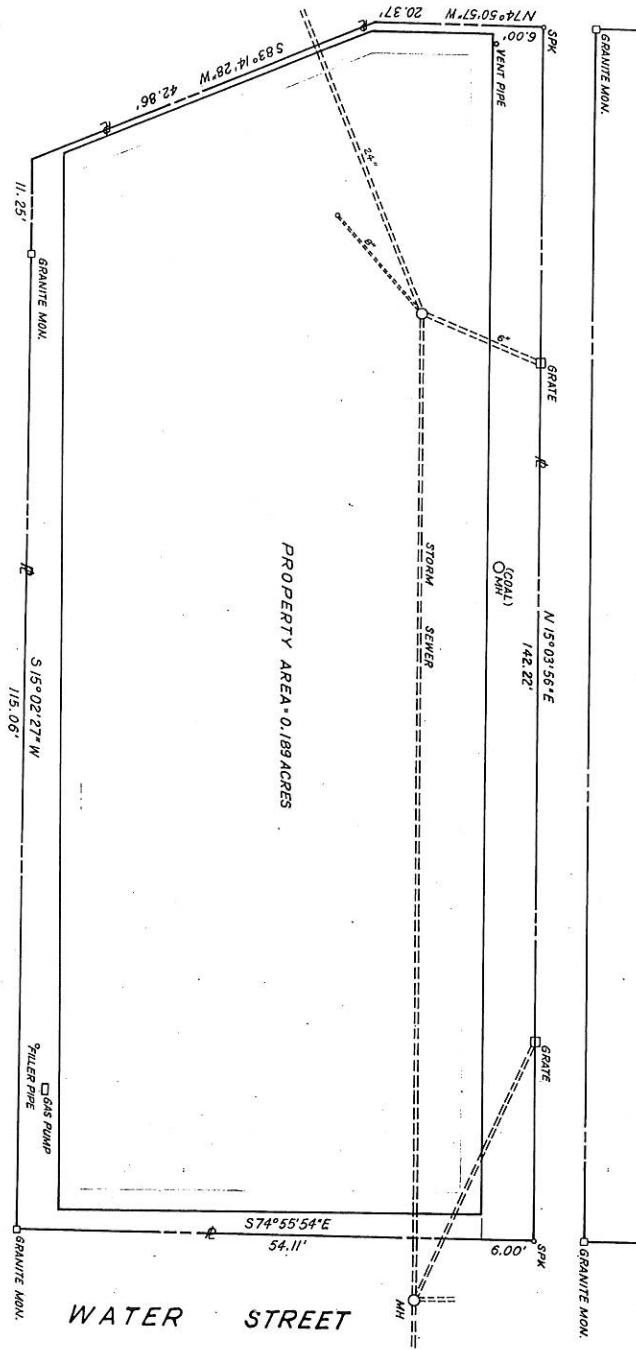
Meyers Associates, P.C.

Engineers • Surveyors • Planners

**LEGAL DESCRIPTION
PARCEL OWNED BY THE
CITY OF TORRINGTON
ADJACENT TO 117 WATER STREET
TO BE CONVEYED TO
MIDLAND GROUP LLC
117 WATER STREET
TORRINGTON, CONNECTICUT**

Beginning at a point on the southerly street line of Water Street, said point being the northwest corner of land now or formerly of Midland Group LLC and the northeast corner of the herein described parcel of land; thence running along land of said Midland Group LLC the following courses and distances: S 15°03'56" W 142.21' and N 76°02'21" W 6.07', to a point; thence turning and running N 15°05'37"E 142.33' along land now or formerly of Colleen Kleczkowski DBA Properties Properties, to a point on the said southerly street line of Water Street; thence turning and running S 74°55'54" E 6.00' along the said southerly street line of Water Street, to the point and place of beginning.

Said parcel contains 859 Square Feet or 0.02 Acres.



I hereby certify that this map and survey were prepared in accordance with the standards of a Class A-2 survey as defined in the Code of Practice for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc.

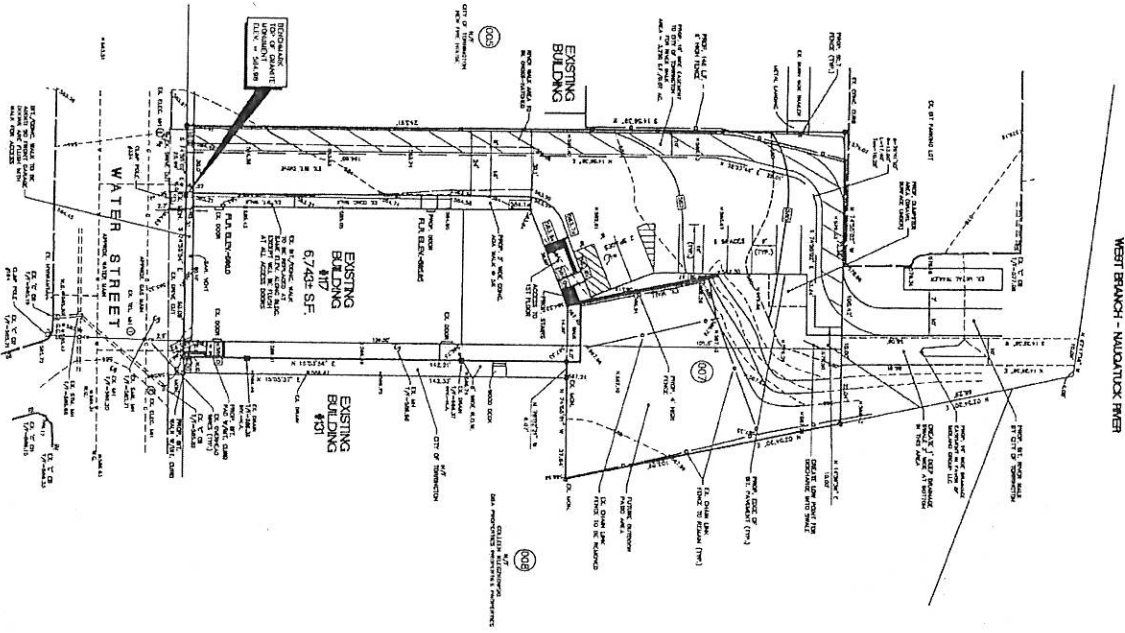
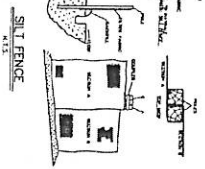
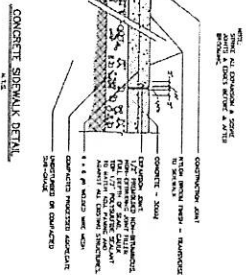
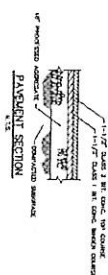
CITY OF TORRINGTON
 Engineering Division
 Department of Public Works

PROPERTY OF
OLD FIREHOUSE
 ON WATER STREET

Scale: 1" = 10'
 October, 1988

RLA 5321

7 1509 A



ZONING INFORMATION

ITEM	REQUIRED/ALLOWED	PROVIDED
PERMIT TYPE	NO	NO
CONTRACT DISTRICT	NO	NO
SET BACK	NO	NO
FRONT YARD	NO	NO
REAR YARD	NO	NO
SIDE YARD	NO	NO
MAXIMUM HEIGHT	NO	NO
MAXIMUM AREA	NO	NO
MAXIMUM BUILDING COVERAGE	NO	NO
MAXIMUM LOT COVERAGE	NO	NO
MAXIMUM NUMBER OF UNITS	NO	NO
MAXIMUM STORIES	NO	NO

NOTES

- 1) ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
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NOTICE: THIS SITE PLAN IS NOT VALID UNLESS IT IS APPROVED BY THE CITY OF DENVER. IT IS THE RESPONSIBILITY OF THE SUBMITTER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER. THIS SITE PLAN IS NOT VALID UNLESS IT IS APPROVED BY THE CITY OF DENVER. IT IS THE RESPONSIBILITY OF THE SUBMITTER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.

APPROVED BY THE SUBMITTER:
 [Signature]
 [Name]
 [Title]

SCALE: 1" = 20'
 0' 10' 20' 30' 40' 50'

DATE: 8-14-18
 REVISION: 1
 REVISION: 2
 REVISION: 3

PROJECT: SHOWING PARKING AND ACCESS IMPROVEMENTS
 CLIENT: MIDLAND GROUP LLC
 DESIGNER: MEYERS ASSOCIATES P.C.
 ADDRESS: 8100 15TH AVENUE, DENVER, CO 80202

Martin J Connor

From: Martin J Connor
Sent: Monday, November 23, 2020 3:42 PM
To: jlaliberte@unionflr.com; Victor Muschell
Cc: fpilicy@pilicy.com; Rista Malanca
Subject: RE: alley

Hi J-R, Attorney Pilicy should touch base with Corporation Counsel, Vic Muschell. Attorney Pilicy can make a request to the Mayor and City Council to transfer the land to you. A referral is made to the Planning & Zoning Commission, under 8-24 CGS, asking the Commission to make a recommendation on the transfer. As Staff to the Commission I am in favor and will recommend that they make a favorable recommendation. After the P&Z's recommendation the City Council can hold a hearing and take action. Meanwhile the City can grant you permission to do drainage work there temporarily as we discussed.

Happy Thanksgiving,
Marty

Martin J. Connor, AICP
City Planner
City of Torrington
140 Main Street
Torrington, CT 06790
860-489-2220

From: jlaliberte@unionflr.com <jlaliberte@unionflr.com>
Sent: Monday, November 23, 2020 1:18 PM
To: Martin J Connor <Martin_Connor@torringtonct.org>
Cc: fpilicy@pilicy.com
Subject: alley

Where are we on the transferring of ownership on the other half of the alley and what are the specifics on this getting done?

We are close to resolving the water issues with the neighbor at 131 water St so it would be best if ownership was resolved so the deed easements with the neighbor can also be accomplished from me to them.

J-R Laliberte
Operations Manager
Union Flooring Installations LLC
40 Callender Road

Martin J Connor

From: Martin J Connor
Sent: Wednesday, November 4, 2020 3:06 PM
To: jlaliberte@unionflr.com
Cc: Mathew Tkac (mtkac@baddogbrewingcompany.com); Elinor C. Carbone; Victor Muschell; Rista Malanca; Paul Kundzins
Subject: RE: alley

Yes J-R, I don't think the City has a need for that small strip of land in the alleyway. It appears to have no real Municipal purpose in my opinion. It does make sense for your tenant Matt to use it in the future for an outside patio area. We have had a discussion about this property at our recent City Staff Land Use Meeting. You might want to approach the Mayor and City Council about acquiring this land. They in turn would refer it to the Planning & Zoning for a recommendation regarding selling the property as required by State Statues. It may be advisable to make this request after the City Council acts on your request to release the liens. Meanwhile it might make sense to have a contractor grade the area to resolve the drainage problem. The City will grant you a temporary easement to work on the City side. It's my understanding that Corporation Counsel will be writing a letter to the next door neighbor about the roof drainage discharge problem.

Best, Marty

Martin J. Connor, AICP
City Planner
City of Torrington
140 Main Street
Torrington, CT 06790
860-489-2220

From: jlaliberte@unionflr.com <jlaliberte@unionflr.com>
Sent: Wednesday, November 4, 2020 12:59 PM
To: Martin J Connor <Martin_Connor@torringtonct.org>
Subject: alley

Hello Marty,

Matt mentioned that the City may have some interest in transferring the other half of the alley over?

It makes sense to me especially from a liability position with the micro-brewery's patrons using the alley to get to the future recreational area.

Let me know what your thoughts are.

Thanks,

J-R Laliberte
Operations Manager
Union Flooring Installations LLC