

CITY OF TORRINGTON



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To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: June 17, 2021
Subject: 8-24 Referral, Acquisition of 13+/- acres of land, Winsted Road, Assessor's Map 244/002/002, 244/002/004 & 244/002/006 owned by Leoni Properties, LLC,

Corporation Counsel, Vic Muschell, has negotiated successfully with the Leoni Properties, LLC, to purchase 3 vacant parcels of their land off Winsted Road, Tax Assessor's Map 244/002/002, 244/002/004 & 244/002/006. He has requested that the Commission make an 8-24 recommendation on the purchase of the property to the Mayor and City Council. The property is adjacent to the City's Machuga Park property and has frontage along the Sue Grossman Still River Greenway. It is also adjacent to open space land owned by the Heritage Land Trust. The former trolley line to Winsted is adjacent to or is located on this property. The Conservation Commission previously sought a grant to purchase these 3 properties totaling 13 +/- acres. The Planning & Zoning Commission at their 4/9/08 Meeting made a favorable recommendation to the Mayor and City Council to purchase this same property. Unfortunately the Conservation Commission was unsuccessful in obtaining a DEP Open Space grant to pay for the property's purchase. The owners contacted the City again about purchasing the property and Corporation Counsel has successfully negotiated a contract with them. Our Open Space Fund has enough money in the fund to pay for the purchase of the land. These parcels will be a great addition to Machuga Park and the City's open space. The current Conservation Commission whole heartily endorses the purchase. I recommend that the Planning & Zoning Commission once again make a favorable 8-24 recommendation to purchase the Leoni property to the Mayor and City Council. The purchase of these 3 properties for open space would be consistent with the Plan of Conservation and Development.