

# CityOf Torrington

LAND USE DEPARTMENT  
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## MEMORANDUM

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TO: Torrington Planning and Zoning Commission  
CC: Martin Connor – City Planner

FROM: Jeremy Leifert – Asst. City Planner on behalf of the  
Torrington Conservation Commission *JL*

DATE: JUNE 17, 2021

RE: 8-24 referral for acquisition of the “Leoni Property”  
parcels off of Winsted Road/Machuga Road

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URGENT     FOR REVIEW     PLEASE COMMENT     FOR YOUR USE     PLEASE RECYCLE

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NOTES/COMMENTS:

The Torrington Conservation Commission (the “Commission”) has reviewed the current and historic materials on this property acquisition, which would entail the purchase of three parcels totaling 13.1 acres along Winsted Road to the south of Machuga Road and east of Winsted Road for the purpose of open space preservation and recreation. The City has been attempting acquisition of this property for the past fifteen years, and was poised to finalize acquisition in 2009/10 before the economic downturn forced the City to withdraw their offer.

This property contains critical wetlands habitat and would link preserved open space owned by the City to the north (Machuga Park) with preserved property owned by Heritage Land Trust to the south. It would also serve to provide a link between two dead end streets – Machuga Road and Harris Drive. In addition to protection of valuable wetland habitat in perpetuity, the Commission believes the added link between the public streets and the current southern terminus of the Sue Grossman trail would provide expanded opportunity for outdoor activities such as hiking, biking and other outdoor recreation activities.

The acquisition can also be accomplished without burdening the taxpayers of the City. The City’s existing open space account contains the funds to cover 100% of the agreed upon purchase price of the property.

The Torrington Conservation Commission wholeheartedly endorses the acquisition of the property under the terms of the “letter of intent” to purchase the property, dated June 9, 2021 and also the use of the funds in the City’s open space account for the purposes of acquiring these parcels.

END OF MESSAGE