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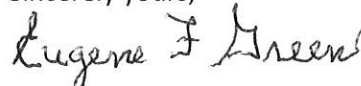
January 18, 2021

Mr. Gregory Mele, Chairman Torrington Planning & Zoning Commission.
Torrington Town Hall
Torrington, Connecticut 06079

Subject: TORRINGTON'S WESTSIDE IS IN NEED OF A MAJOR ZONE CHANGE.

1. On July 25, 1990 The Torrington Planning & Zoning Commission made a major zoning revision to the Zoning Regulations. They changed the zoning on the Westside of Torrington from R-15 to R-40 and R-60, Outlying Residence Zone.
2. It appears that the changes were made because of a building boom in the late 1980's, and concerns to keep the city population within a preset goal. This plan resulted in not having any new housing subdivisions on the Westside in the last 30 years.
3. Of course the problem of over growth no longer exist, since the city is actually losing population. In 2010 the town population was 36,691, and in 2020 it has been reduced to 34,489. In contrast to the Westside, the Eastside only has one R-40 Zone and one R-60 Zone, and they are located on the Winchester town line. In addition, the Sewer District has extended the sewer line to the Winchester town line. On the Westside the R-40 Zone starts a short distance, 1.9 miles from Downtown Torrington. It then changes at Westside Road to R-60 Zone. Also, the Sewer District does not service R-40 Zones. See attached Conservation Development Plan Map and a Sewer Service Area Map, which identifies Westwood Road as a problem septic area. .
4. When the Commission was debating the zone change, one commissioner stated "The larger the lot area, the more expensive the lot and the more people that will be unable to afford it. It is important for Torrington to retain the flavor of the community."
5. It is important for the Commission to bring the R-15 Zoning back to the Westside, and to encourage the building of new homes and senior citizen home complexes. This change would benefit the town by increasing the number of home owner real estate taxpayers, and help to increase the town population to a healthy level.

Sincerely yours,

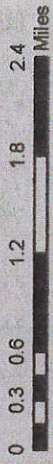


Eugene F Green

cc Mayor Elinor Carbon
cc Martin Connor
cc Ray Drew

City of Torrington

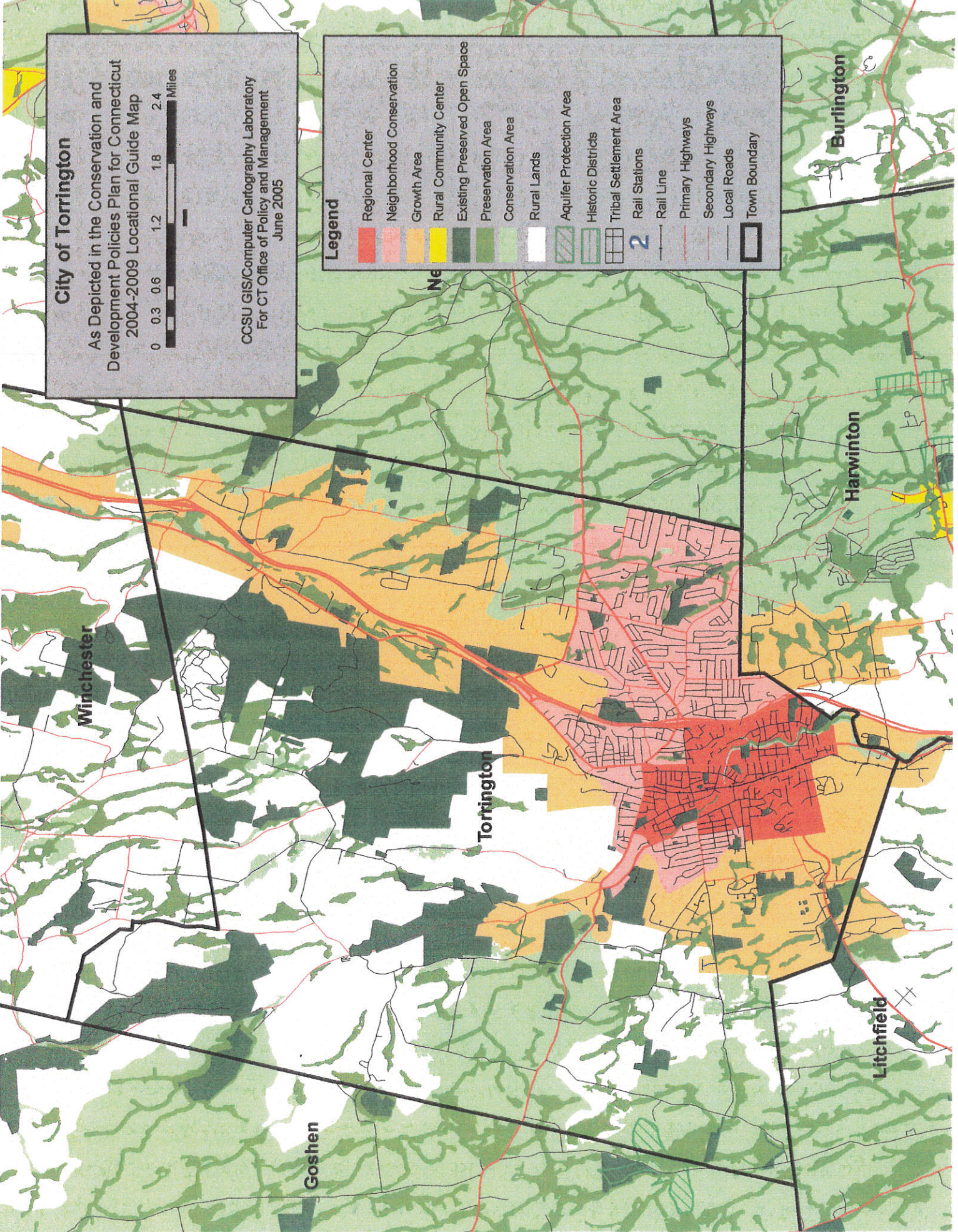
As Depicted in the Conservation and Development Policies Plan for Connecticut 2004-2009 Locational Guide Map

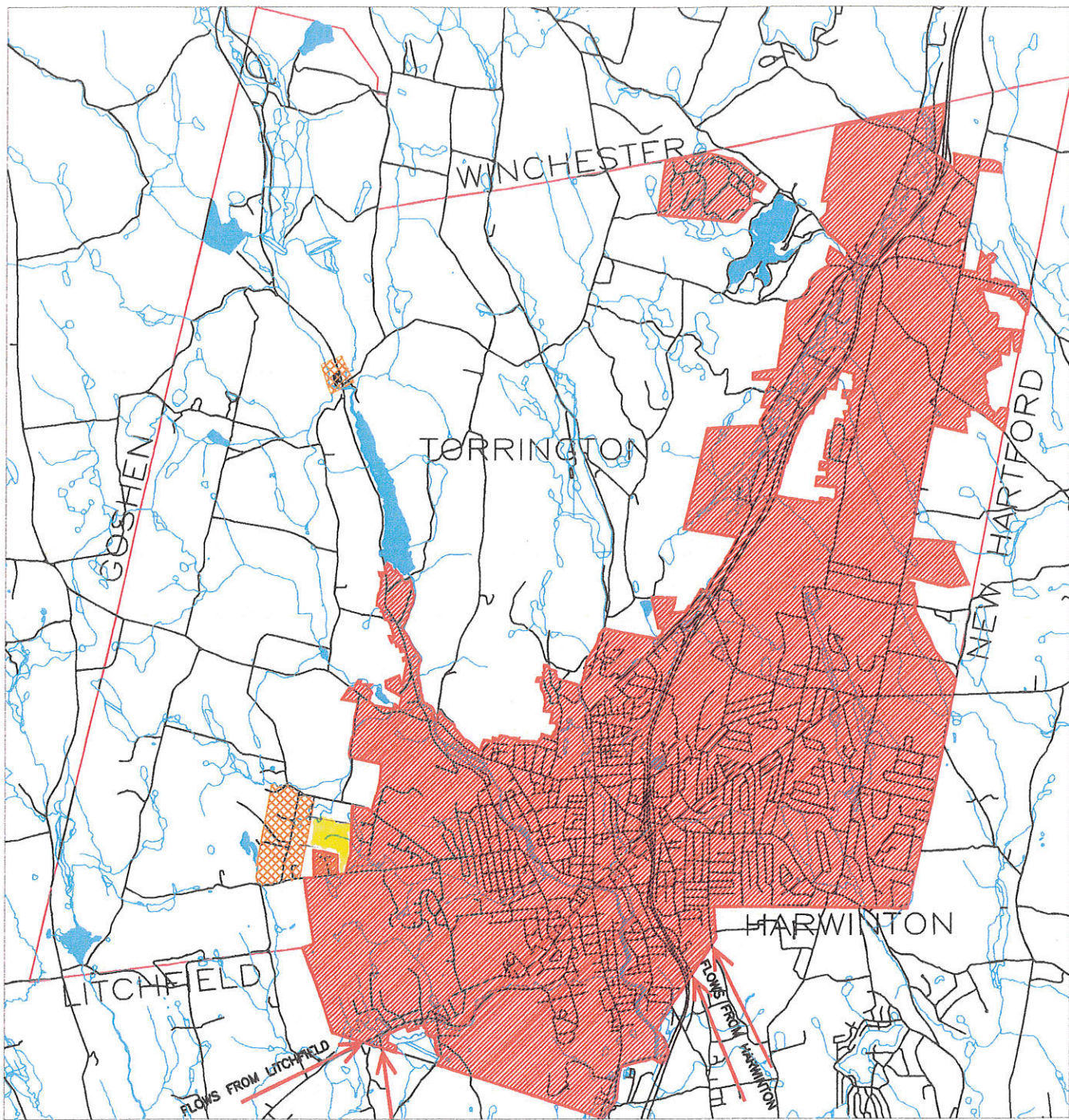





CCSU GIS/Computer Cartography Laboratory
For CT Office of Policy and Management
June 2005


Legend

[Red Box]	Regional Center
[Light Red Box]	Neighborhood Conservation
[Orange Box]	Growth Area
[Yellow Box]	Rural Community Center
[Dark Green Box]	Existing Preserved Open Space
[Medium Green Box]	Preservation Area
[Light Green Box]	Conservation Area
[White Box]	Rural Lands
[Blue Hatched Box]	Aquifer Protection Area
[Green Hatched Box]	Historic Districts
[Black Hatched Box]	Tribal Settlement Area
[Blue Box]	Rail Stations
[Black Line]	Rail Line
[Red Line]	Primary Highways
[Grey Line]	Secondary Highways
[Thin Black Line]	Local Roads
[Thick Black Line]	Town Boundary





LEGEND	
	SEWER SERVICE AREA
	PROBLEM SEPTIC AREAS
	FLOW FROM OTHER COMMUNITIES

CITY OF TORRINGTON TORRINGTON SEWER SERVICE AREA & PROBLEM SEPTIC AREAS			FIGURE:
PROJ NO:	10052F		3-1
DATE:	DEC 2004		
SCALE:	NTS		

