



CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION

APPLICATION FOR LOCATION APPROVAL

CK# 298

Date: 4/27/2023

Fee: \$210 X pd (includes \$60 State tax)

Property Location:

610 Migeon Ave Torrington, CT 06790

Map \_\_\_ Block \_\_\_ Lot \_\_\_ Zone \_\_\_ Size of property: 28772 sf/A

Applicant's Name:

OSTAIS LLC

(If other than Owner)

Address:

610 Migeon Ave, Torrington, CT 06790

Telephone: 8604612797 (CELL)

Fax: \_\_\_\_\_

Applicant's e-mail:

OSTAISLLC@GMAIL.COM

Property Owners Name:

DANIEL ABATE

Address:

610 Migeon Ave, Torrington, CT 06790

Telephone: 8604893975

Fax: \_\_\_\_\_

8604822763

Owner's e-mail:

ABATEAUTO@SBCGLOBAL.NET

Date property was purchased? 1984

Is this property within 500 feet of another municipality? Yes \_\_\_ No X

If 'Yes' List the Town: \_\_\_\_\_

Does any portion of this property contain a conservation or land restriction on it? Yes \_\_\_ No X

*If the property subject to approval has a conservation easement or preservation restriction on the land, the holder of the restriction is required to be noticed of the application. The applicant must notify the holder of the land restriction regarding the application by certified mail, return receipt requested, no later than 60 days prior to the filing of the application. In lieu of such notice the applicant may submit a letter from the holder of such restriction (or their agent) verifying that the application is in compliance with the terms of the restriction.*

Type of approval requested:

Limited Repairer's License

General Repairer's License

Used Car Dealership

New Car Dealership

Other \_\_\_\_\_

Please describe the location of the property and why it should be considered for Location Approval (State reasons as required by the State Statutes):

PRE APPROVED DEALER LICNESE. OWNERSHIP CHANGE

List the sections of the Zoning Regulations which would allow the requested Location Approval:

Section 8.1.4 (NS)

*I, the undersigned applicant, understand that this application for Location Approval will be reviewed based on information submitted by me and that falsification by misrepresentation, omission or failure to comply with the conditions of the Location Approval shall constitute a violation of the Zoning Regulations and render any approvals null and void. I further authorize the City's agent to enter the property for the purpose of inspection with regard to this application.*

Applicant's Signature: \_\_\_\_\_

Date: 4/27/2023

Owner's Signature: \_\_\_\_\_

Date: 4/27/23

(see back of application)

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**Requirements for application:**

1. 5 copies of an A-2 survey that shows the property boundaries, roads, driveways, parking, vehicle storage, towing areas, building setback lines, building locations including details of interior office space, streams, ponds, wetlands, natural features etc. Include grading, stormwater management and contours if new construction. The survey shall be signed and sealed by a Connecticut licensed surveyor.
  2. Original Department of Motor Vehicles, "Application for Automobile Dealer's or Repairer's License": (K-7 Form).
  3. Fee in cash or check payable to "The City of Torrington".
  4. Application for Location Approval requires a public hearing. Information regarding public hearings is included on the attached sheet.
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**LOCATION APPROVAL APPLICATION**  
**IMPORTANT INFORMATION FOR THE APPLICANT REGARDING PUBLIC HEARINGS**

- 1) Public Notice Sign - The applicant shall obtain from the Planning & Zoning Department a sign notifying the public of the Public Hearing. A ~~\$120.00~~ refundable deposit shall be made by the applicant to cover the cost of the sign. The sign posting shall conform to the following requirements:
  - i) The applicant shall post the sign in the most conspicuous location on the property affected by the application;
  - ii) The sign shall give the reason for the public hearing (e.g. Location Approval), and the time, date and location of the hearing;
  - iii) The sign shall be clearly visible from the street;
  - iv) The sign shall be posted at least ten consecutive days before the date of the public hearing; and
  - v) The sign shall not be removed until after the close of the public hearing.
  - vi) Failure to post and maintain this sign shall be grounds for the denial of the application.
- 2) At least ten (10) days prior to the public hearing, the applicant shall send notice of the public hearing to persons who own land that is adjacent to the land that is subject of the hearing. The proof of mailing shall be evidenced by a certificate of mailing and the person who owns the land shall be the owner indicated on the property tax map or on the last completed grand list as of the date such notice is mailed. This information is available in the Torrington Assessor's Office. The notice shall indicate the reason for the hearing including the hearing time, date and location. Evidence of mailing shall be presented to the Planning & Zoning Commission at or prior to the public hearing.
- 3) Questions regarding this application can be directed to the Land Use Office at (860) 489-2220 or -2221.

# LICENSE APPLICATION DRAWINGS K-93 REV. 6-93

STATE OF CONNECTICUT

DEPARTMENT OF MOTOR VEHICLES

DEALERS AND REPAIRERS DIVISION

These specifications are for use with procedures for the obtaining of a Connecticut motor vehicle dealer or repairer license.

## **SITE DRAWING - Class A-2 Survey Map**

The site drawing of the proposed location must be scaled; the minimum size would be to a scale of 1"= 40'. No pencil or sepia drawings are acceptable. Site drawing must be certified to an accuracy of a Class A-2 survey, as defined in the "Recommended Standards for Surveys and Maps in the State of Connecticut" as prepared and adopted by the Connecticut Association of Land Surveyors, Inc. on September 3, 1984. The site drawing must show all visible features including the following:

1. Name and address of the licensed location.
2. Name and address of person by whom drawing was prepared.
3. Date of preparation of drawing.
4. Property for which the license is proposed; outlined or shaded to depict the licensed area with accurate dimension of the perimeter.
5. Points of access to public roads at the highway line and at the gutter line and rights of way into or through the licensed property; with accurate dimensions.
6. All buildings on such property; with accurate building dimensions.
7. In the building(s) to be licensed; all doors, the service area, the parts storage area, and the office, in addition to the required display areas for a new or used car dealer, if applicable, plotted to scale.
8. Waste oil retention facility, showing capacity.
9. Gasoline pumps, if any. (Show location and number of gasoline hoses).
10. Necessary subsequent revisions and additions may be in ink or indelible pencil. Dated and signed by the applicant.
11. Signature of applicant and date; attesting that the sketch represents the actual location.

EXAMPLE: This sketch is an accurate representation of the proposed licensed area.

12. Date of approval, name, title, site dimensions and signature of local authority attesting to approved use of the site.

EXAMPLE: The site plan of this location has been reviewed and generally represents the approved location.

NOTE: Local authority signature would be the certifying official of the ZBA (Board of Selectman, if no ZBA) for a dealer or repair license application. The Zoning Commission signature is required for a junk yard license application.

If only a portion of the A2 Survey Map is to be licensed, such as a subdivision of the property or a part of a building is to be licensed, then the site map must have accurate dimensions as to where the licensed location is situated. This would include the display area and parking area. These dimensions must be accurate and must extend from the borders of the property to the lease line so as to show exactly where the licensed location borders are located. The complete licensed area must be outlined or shaded