

City Of Torrington

LAND USE DEPARTMENT
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MEMORANDUM

TO: Torrington Zoning Board of Appeals

CC: Marty Connor – City Planner
File

FROM: Jeremy Leifert – Asst. City Planner *JL*

DATE: MARCH 8, 2021

RE: Application for Location Approval – 176 East Main Street, MBL 117/026/009

URGENT FOR REVIEW PLEASE COMMENT FOR YOUR USE PLEASE RECYCLE

NOTES/COMMENTS:

The latest state statute language governing location approvals in CGS 14-54, last amended under Public Act 16-55, placed the review of applications for location approval of automotive dealers and repairers with the local Zoning Board of Appeals, and also removed the requirement for the Board to hold public hearings on applications of these types where there is only a change of ownership and continuation of a previously approved location.

The Zoning Board of Appeals is acting as an agent of the state and must review the location in which the motor vehicle dealer or repair's license is proposed to determine if this is a suitable location for the facility. There are no standards set forth in the statutes to guide this decision. The previous use on the site was as an automotive repairer and retail auto parts store. No changes to the exterior of the site are proposed in association with this application.

A plan titled "Map Prepared for ECK Motorsports LLC, Department of Motor Vehicles License Application Map, 176 East Main Street, Torrington, Connecticut" prepared by David J Little, Licensed Surveyor, dated November 17, 1997, revised to February 22, 2021 has been submitted for your review and consideration for this application.

The applicant is intending to lease the same space as the previous use as an auto parts store (ACME Auto Parts) that conducted limited repairs in the garage to the rear of the building. Per the Table of Uses in Section 3.1 of the City of Torrington Zoning Regulations, this is a permitted use in the Downtown District. This property also has 354 linear feet of frontage on a public street, meeting the minimum 150-foot requirement in section 6.2.1 of the Regulations.

It is my recommendation that the Board find that the proposed location is suitable for the continued use as a general automotive repair facility and grant the approval of location.

END OF MESSAGE