

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
NOTICE OF MEETING CANCELATION/POSTPONEMENT OF
HEARINGS**

March 18, 2020

The March 18, 2020 Planning and Zoning Commission Meeting has been postponed and the two following public hearings have been continued to 7:30 p.m. on Wednesday, April 8, 2020:

- a. Special Exception 19-03 and Site Plan 1324
Applicant: TDF Enterprises LLC; Daniel J. Ferraina, Manager
Location: Notting Hill Gate and Wimbledon Gate North
Assessor Map 219 Block 001 Lots 85 and 48
Proposal: Construct four (4) buildings, 120 units total, fifty-five and over residential community
Section 6.8 – Multi-family Residences
Section 6.12 – Active Adult Housing
(public hearing continued from 2-19-20)

- b. Special Exception 20-01
Applicant: Gjelbrim Dobrova
Location: 182 East Elm Street
Proposal: Residential Use in the Local Business Zone (former retail space)

The hearings will begin at 7:30 p.m. in the City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT

Land Use Office

Republican American

3-11-20

PZC

**Legals/
Public Notices**

CITY OF TORRINGTON
PLANNING AND
ZONING COMMISSION
LEGAL NOTICE

The Planning and Zoning Commission has scheduled a public hearing on the following application on Wednesday, March 18, 2020, in the City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT:

Special Exception 20-01
Applicant: Gjelbrim Dobrova
Location: 182 East Elm Street
Proposal: Change of Use to
Residential in Local Business
Zone (former retail use)
Time of Hearing: 7:30 p.m.

Copies of the above mentioned plans and application are on file in the Land Use Office, City Hall, 140 Main Street, Torrington, CT

Greg Mele, Chairman
Planning and
Zoning Commission
Dated in Torrington, CT
this 4th day of March, 2020
R-A March 4 & 11, 2020

Republican American

3-4-20

PZC

CITY OF TORRINGTON
PLANNING AND
ZONING COMMISSION
LEGAL NOTICE

The Planning and Zoning Commission has scheduled a public hearing on the following application on Wednesday, March 18, 2020, in the City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT:

Special Exception 20-01
Applicant: Gjelbrim Dobrova
Location: 182 East Elm Street
Proposal: Change of Use to Residential in Local Business Zone (former retail use)
Time of Hearing: 7:30 p.m.

Copies of the above mentioned plans and application are on file in the Land Use Office, City Hall, 140 Main Street, Torrington, CT

Greg Mele, Chairman
Planning and
Zoning Commission
Dated in Torrington, CT
this 4th day of March, 2020
R-A March 4 & 11, 2020

CITY OF TORRINGTON



Land Use Office
Martin J. Connor, AICP, City Planner
140 Main Street • City Hall
Torrington, CT 06790-5245
E-mail: Martin_Connor@torringtonct.org

Phone: (860) 489-2221
Fax: (860) 496-5928

City of Torrington website: www.torringtonct.org

To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: February 25, 2020
RE: Special Exception 20-1, Gjelbrim Dobrova, 182 East Elm Street, change of use from retail liquor store to single-family residential use

Gjelbrim Dobrova has filed a Special Exception to change the use of the building at 182 East Elm Street from a retail use to a residential use. The building is a 1-story building, 399 sq ft in size, formerly the "On the Rocks" retail liquor store. The property is 0.17 acres in size and is located in the LB Zone. It has parking for only one vehicle. Customers visiting the former liquor store parked in the U.S. Post Office parking lot across the street or illegally on the sidewalk. A single-family use in the LB Zone requires Special Exception approval per Section 3.1 Subsection 1.10 of the Zoning Regulations. The applicant is proposing no exterior changes to the building or lot at this time. He has filed a waiver from providing a full Site Plan per Section 8.4 of the Zoning Regulations. He has submitted a copy of the Warranty Deed and Schedule "A" Property Description that is on file in the City Clerk's Office and copies of surveys and maps of the property also on file in the Land Records.

Submitted and supporting documents:

1. City Clerk Map 2375-Easement to be conveyed to City of Torrington
2. City Clerk Map 2854-Map showing land acquired from Lucia V. Basquin
3. City Clerk Map 2377- Easement to be conveyed to City of Torrington by Nector Inc.

In reviewing the plans submitted, I have the following comments:

1. The property is too small in my opinion to be a viable retail use in this busy area along East Elm Street (Route 4.)
2. The proposed single-family use will be much less intensive than the previous retail use.

Fire Department

The application was referred to Fire Marshal Ed Bascetta. They will no longer have jurisdiction should it be approved for single family use.

Police Traffic: No comments were received from Officer Pisarski, Police Traffic Unit

Inland Wetlands, Lighting & Landscaping

Jeremy Leifert, Assistant City Planner, in an e-mail memo to me dated 2/21/20 indicated:

Wetlands – From a review of the City’s Inland Wetlands mapping and City GIS maps as well as observations of the site, there is a watercourse (Troy Brook) that runs along the western boundary of the property, placing the entire property in the 100-foot regulated upland review area for watercourses. No exterior work to the property or the building that would require permitting appears to be proposed as part of this application. Inland Wetlands permits are required for any “regulated activity” occurring within 100 feet of a watercourse or 75 feet of wetlands, as defined in Torrington Inland Wetlands Regulations. Any future grading or work to the parking area (including tree removal) or the building may require inland wetlands permits. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping – This application proposes a change in use to a single family residential use in an existing building. There are currently no proposed changes to the exterior areas of the property. No additional landscaping is proposed or recommended as part of this application. The owner should preserve as much existing vegetation adjacent to Troy Brook as possible when performing property maintenance.

Lighting – No new exterior lighting or modifications to existing lighting appear to be proposed in this site plan application. Any future changes to exterior lighting shall be in compliance with Section 5.17 of the regulations.

Signage – It appears from the submitted plans that there is no new signage associated with the residential use. Any future signage proposals on the site may be submitted as a separate sign permit application in accordance with section 5.15 of the Torrington Zoning Regulations

Engineering Review

Paul Kundzins, P.E., Assistant Public Works Director / City Engineer, in an e-mail memo to me dated 2/25/20, indicated that there is a permanent sanitary sewer located on the property that may limit any future site development or improvements. He stated that the Engineering Department does not foresee any issues with regards to this change of use and therefore endorses this application.

WPCA

Ray Drew, Administrator, Water Pollution Control Authority, in a memo to me dated 2/14/20, indicated:

1. *Applicant shall submit application for Sewer Discharge Permit.*
2. *Capacity Reserve Fee shall be paid prior to commencement of discharge. Fee will be determined upon receipt of application.*
3. *Owner shall certify that there are no discharges of storm water either directly or indirectly into the sanitary sewer system from the building. Storm water discharges shall comply with City of Torrington Department of Engineering Standards.*
 - a. *Owner/Applicant shall contact WPCA to inspect building for compliance with chapter 170-14 of Torrington Code. Contact James Hilton 860-485-9166 to schedule inspection.*
4. *Occupants shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.*
5. *Occupants shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.*

6. For additional information or questions contact WPCA (860) 485-9166

Conclusion

I believe the single-family residential use proposed is a much better use than the current retail use. I recommend that the Commission make a finding that the application meets the general and specific standards for Special Exception Approval. **I recommend approval of the Special Exception application for the proposed residential use with the following condition:**

1. The applicant shall address the comments from Ray Drew, Administrator, WPCA, contained in his memo to the City Planner dated 2/14/20 prior to issuance of a Zoning Permit.

Cc: Gjelbrim Dobrova



Peter A. Towey
Chief Fire Services

**Torrington Fire Department
City of Torrington**

Robert Shoppey
Training/Safety Division

Edward Bascetta
Fire Prevention/Investigation Division

David A. Tripp Jr.
Deputy Chief Operations



February 18, 2020

Martin Connor, City Planner
Planning and Zoning
City of Torrington

Dear Mr. Connor,

I have received and reviewed the application for the construction of a residential property located at 182 East Elm St. The Fire Department would provide the following general recommendations:

The building should be equipped with a complete and compliant fire protection system compatible with the change of use.

Torrington makes use of 'lock boxes' to allow quick access by fire fighters in time of an alarm without causing damage. If not already in existence, a lock box should be installed on the exterior of the building near the main door. The fire department will use its secure master key to open the box, and allow the building owner to leave appropriate building access keys inside. This eliminates any delay in entering the building or waiting for a keyholder to arrive in the middle of the night.

The building and area must comply with all required building and electrical codes, and will be inspected by the Fire Marshal for compliance with the Life Safety Code prior to the issuance of a Certificate of Occupancy, and annually thereafter.

We appreciate the opportunity to review these plans. Please feel free to contact me if there are any questions.

Respectfully submitted,

Edward Bascetta

Edward Bascetta

Fire Marshal

City of Torrington

860-489-2534

Edward_bascetta@torringtonct.org

City Of Torrington

ENGINEERING DEPARTMENT
(860) 489-2234



140 Main Street • City Hall
Torrington, CT 06790-5245
Fax: (860) 489-2550

Memorandum

To: Martin Connor, City Planner
Jeremy Leifert, Zoning and Wetlands Enforcement Officer

From: Paul Kundzins, P.E. - Deputy Director of Public Works - City Engineer

Date: February 25, 2020

RE: Engineering Review – 182 East Elm Street- change of use from retail to residential

Applicant: Gjelbrim Dobrova

I have reviewed the above application, supporting plans and documentation, and provide the following comments:

1. Submitted supporting documents:
 - a. Site Plan Application
 - b. City Clerk Map 2375-Easement to be conveyed to City of Torrington
 - c. City Clerk Map 2854-Map showing land acquired from Lucia V. Basquin
 - d. City Clerk Map 2377- Easement to be conveyed to City of Torrington by Nector Inc.
 - e. City Clerk Map 4716- Map showing land acquired from Lucia V. Basquin et al
2. The applicant has requested to change use from former liquor store to residence, no change to footprint.
3. Please note City Clerk Map 4716 does not apply to this property as it depicts a completely different location.
4. The applicant shall be advised that there is a permanent sanitary sewer located on the property that may limit any future site development or improvements.
5. The Engineering Department does not foresee any issues with regards to this change of use and therefore endorses this application.

Paul Kundzins, P.E.
Deputy Director of Public Works - City Engineer

Paul Kundzins
Approved
2020.02.25 09:24:05 -05'00'

Martin J Connor

From: Jeremy Leifert
Sent: Friday, February 21, 2020 9:36 AM
To: Martin J Connor
Subject: 182 Elm Street, Change of Use

Marty,

I have reviewed the information submitted for the change of use proposal to convert the former liquor store on this property to a single family residential use, and offer the following comments:

Wetlands – From a review of the City’s Inland Wetlands mapping and City GIS maps as well as observations of the site, there is a watercourse (Troy Brook) that runs along the western boundary of the property, placing the entire property in the 100-foot regulated upland review area for watercourses. No exterior work to the property or the building that would require permitting appears to be proposed as part of this application. Inland Wetlands permits are required for any “regulated activity” occurring within 100 feet of a watercourse or 75 feet of wetlands, as defined in Torrington Inland Wetlands Regulations. Any future grading or work to the parking area (including tree removal) or the building may require inland wetlands permits. This constitutes a favorable report from the Torrington Inland Wetlands Commission.

Landscaping – This application proposes a change in use to a single family residential use in an existing building. There are currently no proposed changes to the exterior areas of the property. No additional landscaping is proposed or recommended as part of this application. The owner should preserve as much existing vegetation adjacent to Troy Brook as possible when performing property maintenance.

Lighting – No new exterior lighting or modifications to existing lighting appear to be proposed in this site plan application. Any future changes to exterior lighting shall be in compliance with Section 5.17 of the regulations.

Signage – It appears from the submitted plans that there is no new signage associated with the residential use. Any future signage proposals on the site may be submitted as a separate sign permit application in accordance with section 5.15 of the Torrington Zoning Regulations.

Thanks,

Jeremy Leifert, CZEO
Assistant City Planner
Zoning and Wetlands Enforcement Officer
City of Torrington
140 Main Street, Room 324
860-489-2221

City Of Torrington



WATER POLLUTION CONTROL AUTHORITY
140 Main Street
Torrington, CT 06790-524

Tel: (860) 485-9166
Fax: (860) 485-0730

February 26, 2020

Gjelbrim Dobrova
182 E. Elm St.
Torrington, CT 06790

RE: Sewer Discharge Permit 182 E. Elm

Dear Mr. Dobrova:

We have received and reviewed an application for a Sanitary Sewer Discharge Permit for a Change of Use from retail to residential. The property is shown in Assessors files as 182 E. Elm St, Account #708, Map/Block/Lot: 118/018/018. The application to discharge wastewater from this operation to the City of Torrington sanitary sewer system is approved with the following conditions.

1. Based on historical water consumption data for this use, a Capacity Reserve Fee is not required at this time. The property reserve allocation shall remain 65,000 gpy.
2. Owner shall certify that there are no discharges of storm water or ground water either directly or indirectly into the sanitary sewer system from the building. Storm water discharges shall comply with City of Torrington Department of Engineering Standards.
 - a. Owner/Applicant shall contact WPCA to inspect building for compliance with chapter 170-14 of Torrington Code. Contact James Hilton 860-485-9166 to schedule inspection.
3. Operation shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.
4. Occupants shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.

If it is found that actual sewer use is greater than the flows established, a revised Capacity Reserve Fee will be levied. If you have any questions regarding this matter feel free to contact us at your convenience.

Sincerely;

A handwritten signature in black ink, appearing to read "Raymond E. Drew". The signature is fluid and cursive, with a large initial "R" and "E".

Raymond E. Drew
Administrator, WPCA

CC: Mary Perrotti, WPCA
Marty Connor, City Planner
Brett Zuraitis, Building Official
James Hilton, WPCA
Nedzat Dobrova (Jimmydobrova@icloud.com)

City Of Torrington



WATER POLLUTION CONTROL AUTHORITY
140 Main Street
Torrington, CT 06790-5245

Tel: (860) 485-9166
Fax: (860) 485-0730

MEMO

TO: Marty Connor, City Planner
FROM: Ray Drew, WPCA Administrator
DATE: 2-14-20
RE: 182 E. Elm Street – Change of use Retail to Residential

WPCA Comments:

1. Applicant shall submit application for Sewer Discharge Permit.
2. Capacity Reserve Fee shall be paid prior to commencement of discharge. Fee will be determined upon receipt of application.
3. Owner shall certify that there are no discharges of storm water either directly or indirectly into the sanitary sewer system from the building. Storm water discharges shall comply with City of Torrington Department of Engineering Standards.
 - a. Owner/Applicant shall contact WPCA to inspect building for compliance with chapter 170-14 of Torrington Code. Contact James Hilton 860-485-9166 to schedule inspection.
4. Occupants shall use Best Management Practices to minimize the amount of fats, oil and greases that are discharged to the public sewer.
5. Occupants shall use Best Management Practices to minimize the use of phosphate containing cleaners and detergents.
6. For additional information or questions contact WPCA (860) 485-9166

CITY OF TORRINGTON
PLANNING AND ZONING DEPARTMENT
140 MAIN STREET
TORRINGTON, CT 06790
860-489-2221
FAX 860-496-5928

DATE: 2-10-20

FROM: MARTIN J. CONNOR, AICP
CITY PLANNER

TO: FIRE DEPARTMENT
 CITY ENGINEER
 TRAFFIC DEPARTMENT
 BUILDING DEPARTMENT
 INLAND WETLANDS
 CORPORATION COUNSEL
 HEALTH DEPARTMENT
 PARKS & RECREATION
 BOARD OF EDUCATION
 WATER COMPANY
 ECONOMIC DEVELOPMENT
 WPCA

LOCATION: 182 East Elm Street

PROJECT: Change of use to residential use
(former retail liquor store) Local Business
Zone

APPLICANT: Gjelbrim Dobrova
(no change to footprint)

THE ABOVE APPLICATION IS SCHEDULED FOR REVIEW BY THE PLANNING AND ZONING COMMISSION, ZONING BOARD OF APPEALS OR INLAND WETLANDS COMMISSION. PERTINENT SITE PLANS, MAPS, ETC. ARE ATTACHED FOR YOUR REVIEW.

PLEASE SUBMIT YOUR REVIEW AND WRITTEN COMMENTS TO THIS DEPARTMENT BY:

2-21-20 IN ORDER TO ALLOW THE APPLICANT TIME TO MAKE ANY NEEDED REVISIONS BEFORE THE COMMISSION/BOARD MEETING.

THANK YOU FOR YOUR ATTENTION.

City Of Torrington



LAND USE OFFICE
140 Main Street • Room 324
Torrington, CT 06790

Tel: (860) 489-2221
Fax: (860) 496-5928
www.torringtonct.org

February 20, 2020

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Gjelbrim Dobrova
123 Ascot Lane
Torrington, CT 06790

Re: Special Exception 20-01
Applicant: Gjelbrim Dobrova
Location: 182 East Elm Street
Proposal: Change of Use to Residential in Local Business Zone
(former retail use)

Dear Mr. Dobrova:

The Planning and Zoning Commission has scheduled a public hearing on the above referenced proposal on Wednesday, March 18, 2020, at 7:30 p.m. in the City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT.

Enclosed is a copy of Section 8.3.2 of the Torrington Zoning Regulations which outlines the notification requirements and a standard form letter.

Please contact me if you have any questions regarding this matter.

Sincerely,

Martin J. Connor, AICP
City Planner

Section 8.3.2 of the Torrington Zoning Regulations.

Please note: There will be a \$175.00 deposit required on all public hearing signs, the deposit will be refunded when the sign is returned to the Planning and Zoning Office.

8.3.2 In addition to the notification requirements in the Connecticut General Statutes, notice of all public hearings, except those in which the Planning and Zoning Commission is the applicant, shall be given in the following manner.

A. The applicant shall obtain from the Planning and Zoning Department a sign notifying the public of the hearing. A refundable deposit shall be made by the applicant to cover the cost of the sign. The sign shall conform to the following requirements.

- a. The applicant shall post the sign in a conspicuous location on the lot affected by the application.
- b. The sign shall give information on the reason for the hearing (e.g. appeal, variance, zone change, or special exception), the time, date, and location of the public hearing and other information required by the City Planner.
- c. The sign shall be clearly visible from a street.
- d. The sign shall be posted at least 10 consecutive days before the public hearing. The sign shall not be removed until after the close of the public hearing.
- e. Failure to post and maintain the sign as required by this section shall be grounds for the denial of the application.

Jeremy -
pls call

1-30
11 00

Ned Dobrova or
Jimmie Dobrova

860-806-9866

Matt,

182 E. Elm. They will be bringing a
special exception application in.

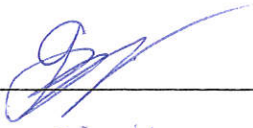
Jeremy

Date: 2/10/20

To: Planning and Zoning Commission

Please accept my request for a waiver to the Site Plan requirements, Section 8.4.4 of the Zoning Regulations, as there is no new exterior construction proposed at the location:

182 East eLM Street

Applicant:  _____

Print name: gjelbrim Dobrova

Uses

R-WP R-60 R-40 R-25 R-15 R-15s R10 R10s R6 LB DD I IP

1.00 Residential Uses

1.10	Single Family, Detached	p	p	p	p	p	p	p	p	p	e	e		
1.15	Affordable Housing, Single Family Detached		e	e	e	e	e	e	e	e	e	e		
1.20	Two Family				p	p		p		p	e	e		
1.25	Primary Residence plus Accessory Apartment		p	p	p	p	e	p	e	p	e	e		
1.26	Single Family Use, 2 nd and 3 rd floors										p			
1.27	Three Family Residence									e	e	e		
1.30	Multi-Family Residence			e	e	e		e		e	e	e		
1.31	Dwelling Units and Dormitory Use for Educational programs, 2 nd and 3 rd floors											p		
1.35	Active Adult Housing					e								
1.39	Affordable Housing, Multi-Family Residence		e	e	e	e		e		e	e	e		
1.40	Nursing Homes		e	e	e	e	e	e	e	e	e	e		
1.50	Congregate Care Facilities		e	e	e	e	e	e	e	e	e	e		
1.55	Elderly Retirement Housing & Assisted Living Facility		e	e	e	e		e		e	e			
1.59	Artist Live/Work, use shall be limited to the incidental sale of products permitted under this section which are created entirely on the premises	e	e	e	e	e	e	e	e	e				
1.60 Boarding Houses														
1.65	with less than 3 boarders		e	e	e	e		e		e	e	e		
1.66	with more than 2 and less than 15 boarders		e	e	e	e		e		e	e	e		
1.67	with 15 or more boarders										e	e		

Location:	182 E ELM ST	Unit		Map/Block/Lot:	118/018/018	Date Printed	01/30/2020
911 Address		Zone	LB	Mbrhood	C3	Last Update	01/24/2020

Owner Of Record		Volume / Page	Date	Sales Type	Valid	Selling Price
DOBROVA GJELBRIM	TORRINGTON, CT 06790	1300 0835	Jan/10/2020	Warranty Deed	NO	19,500

Prior Owner History

WOLTER DAVID R	1228 0071	May/27/2016	Exec Deed	NO	22,500
BASQUIN LUCIA V EST	0000 0000	Apr/24/2015	Death Cert	NO	0
BASQUIN LUCIA V	0622 0741	Sep/15/1995	Warranty Deed	NO	0

Permit Number	Date	Cost	New Hse	Status	% Comp	CO Issued	CO Issued	Est Completion	Reason For Change
18-215	Feb/23/2018	500	No	Closed	0	No	No	Feb/27/2018	2 NEW WINDOWS/REPL FRONT DOOR
04-466	Sep/16/2004	7,000	No	Closed	100	No	No		REPAIR WALL (CAR/FIRE DAMAGE)

State Item Codes				Appraised Value		Without 490	
Census	3102	Tract	0N	Code	Value	Quantity	Value
Dev Map		21		21	23,810	0.17	34,012
Exempt		22		22	5,480	1.00	7,834
Inspection Date	04/09/2008						0
Inspector	JH						
Inspection Action	M						
Total							41,846

Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
Primary Site	0.17	0.00	130,000	3.42	-55	34,012	Primary Site	-55	Condition	
Total	0.17					34,012				

Assessment History (Prior Years As Of Oct 1)				490 Appraised Totals				
Current	2018	2017	2016	2015	Acres	Value	Acres	Value
Land	23,810	23,810	23,810	23,810	Tillable A	Pasture		
Building	5,480	5,480	5,480	5,480	Tillable B	Swamp/Ledge/Scrub		
Outbuilding	0	0	0	0	Tillable C	Farm/Woodland		
Total	29,290	29,290	29,290	29,290	Tillable D	Forest		
					Orchard	Totals		

Comments	
Aug/08/2017	8/8/17 CHG MAIL ADD PER DW-IMS
Jun/22/2016	6/22/16 1229/699 AFVT
May/27/2016	5/27/16 1228/73, 75.77 QC'S
Apr/24/2015	4/24/15 1201/451 COTH
May/20/2009	BOAA - INC LND FCTR TO -55 - FUNC DEPR -15 - 08 - JH
Sep/23/2008	CARDELLO'S SPIRIT SHOPPE ECO = SIZE REPAIR FRONT OF STORE FOR 2005 N/C 1999 BOAA/CONDITION FACTO R ON LAND BOAA 2003 -

Location:	182 E ELM ST	Unit
911 Address:		
Map/Block/Lot:	118/018/018	

Segment	Use	Units	Area	Comments
Retail			399	BASQUIN LUCIA V

Commercial Building Description	Item	Area/Qty	Value
Building Use	Retail Store		
Class	Wood Frame	399	31,577
Overall Condition	Fair	0	4,788
Construction Quality	Low Cost	0	36,365
Stories	1.00	0	29,092
Year Built	1929	0	7,273
Percent Complete	100		
GLA	399		

Basement Area	399
Basement Finished Area	0

Grade Factor	0	Physical Depreciation %	45
Functional Depreciation %	15	Economical Depreciation %	20

Attached Component Computations			
Type	Yr Bilt	Condition	Value
Enclosed Porch	1929 Average		439
Open Porch	1929 Average		122

Heating	Other
Fuel	Electric
Cooling %	0

Floors	Vinyl
Walls	Panel Drywall
Wall Height	10

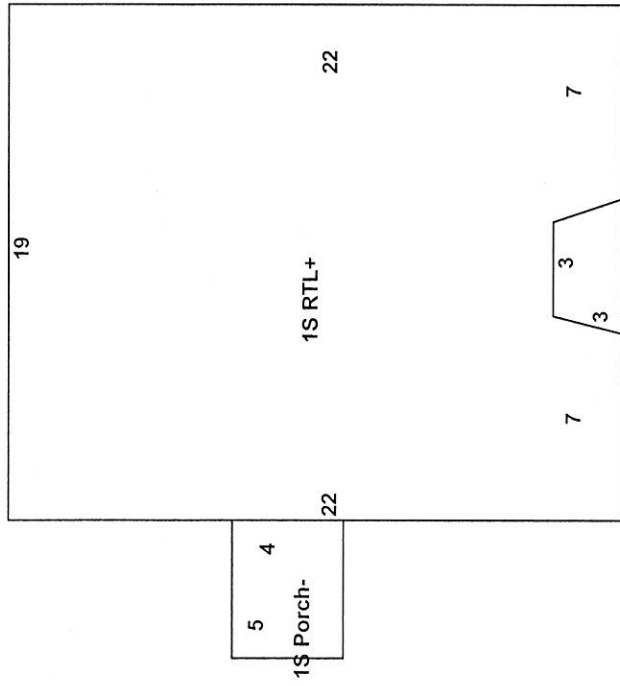
Exterior Walls	Clapboards Wood Shingles
Roof Cover	Asphalt

Special Features	
-------------------------	--

Detached Component Computations			
Type	Year	Condition	Value

Total Building Value	7,834
-----------------------------	-------

Building 1	Value	7,834
Valuation Method		



Town of Torrington

Geographic Information System (GIS)



Date Printed: 1/30/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Torrington and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 20 feet



SCHEDULE A

Property Description

A certain piece or parcel of land with all buildings thereon situated in the Town of Torrington, County of Litchfield, and State of Connecticut, bounded and described as follows:

NORTHERLY or NORTHEASTERLY - by public highway known as East Elm Street, 66.75 feet;
SOUTHERLY and SOUTHEASTERLY - by land now or formerly of John DeVincent;
WESTERLY and SOUTHWESTERLY - by small stream or brook; and
NORTHERLY or NORTHWESTERLY - by land now or formerly of Santo Italia.

Said premises are subject to the following:

1. Matters as shown of Map Nos 2375, 2377, 2864 and 4176, all of the Torrington Land Records.
2. Sanitary Sewer Easement to the City of Torrington, dated January 26, 1981 and recorded in Volume 341 at Page 1082 See Notice Of Easement by the City of Torrington, dated March 2, 1981 and recorded in Volume 342 at Page 539, both of the Torrington Land Records
3. The effect, if any, of a Right Of Way Agreement between the City of Torrington and Lucia Vanzy Basquin, dated April 3, 1985 and recorded in Volume 375 at Page 1031 of the Torrington Land Records
4. The effect, if any, of rights set forth in a deed to the State of Connecticut, recorded September 15, 1995 in Volume 622 at Page 741 of the Torrington Land Records.
5. Riparian rights of others in and to the waters of a brook as it passes through or abuts the premises.
6. Title vested in David R Wolter by virtue of a Executor's Deed from Estate Of Lucia v Basquin to David R Wolter dated May 24, 2016 and recorded on May 27, 2016 in Volume 1228 Page 71 of the Torrington Land Records
7. Title vested in David R. Wolter by virtue of a Quit Claim Deed from Richard C Basquin to David R. Wolter dated May 16, 2016 and recorded on May 26, 2016 in Volume 1228 Page 73 of the Torrington Land Records
8. Title vested in David R. Wolter by virtue of a Quit Claim Deed from Roberta A Basquin to David R Wolter dated May 16, 2016 and recorded on May 27, 2016 in Volume 1228 Page 75 of the Torrington Land Records.
9. Title vested in David R. Wolter by virtue of a Quit Claim Deed from Vincent J. Basquin to David R Wolter dated May 24, 2016 and recorded on May 27, 2016 in Volume 1228 Page 77 of the Torrington Land Records.

2020140630



Bk: 1300 Pg: 835
01/10/2020 10:20:47 AM
WARRANTY
3 Pages
Carol L. Anderson, Town and City Clerk
City of Torrington

Record & Return To:
Gjelbrim Dobrova
182 East Elm Street
Torrington, CT 06790

WARRANTY DEED - STATUTORY FORM

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

KNOW YE, THAT I, **DAVID R. WOLTER**, of 335 Aspetuck Ridge Road, New Milford, CT 06776 (hereinafter referred to as "Grantor"), for consideration paid of **NINETEEN THOUSAND FIVE HUNDRED AND NO/100 (\$19,500.00) DOLLARS**, grant to **GJELBRIM DOBROVA** of 123 Ascot Lane, Torrington, CT 06790 (hereinafter referred to as "Grantee") with WARRANTY COVENANTS:

That certain piece or parcel of real property together with all improvements thereon, commonly known as 182 East Elm Street located in the Town of Torrington, County of Litchfield and State of Connecticut, more particularly set forth and described on SCHEDULE A attached hereto and made a part hereof.

Said premises are conveyed subject to:

1. Real Estate taxes on the List of October 1, 2018, which the Grantee herein assumes and agrees to pay as part consideration for this deed.
2. Any and all provisions of any ordinance, municipal regulation, or public or private law affecting the above described premises.
3. Sewer taxes on the List of October 1, 2018, which the Grantee herein assumes and agrees to pay as part consideration for this deed.

CONVEYANCE TAX COLLECTED
48.75 CAROL L. ANDERSON
140.25 CITY OF TORRINGTON
STATE OF CONNECTICUT

