

CITY OF TORRINGTON



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To: Planning & Zoning Commission
From: Martin J. Connor, AICP, City Planner
Date: September 2, 2020
RE: Special Exception 19-03 & Site Plan 1324, TDF Enterprises LLC, Notting Hill Gate and Wimbledon Gate North, Assessor's Map 219 Block 001 Lots 85 & 48, construct four buildings, 120 units total, fifty-five and over residential community

At the August 12, 2020, Planning & Zoning Commission Meeting the Commission discussed TDF Enterprises LLC, Special Exception application to construct four buildings, 120 units total, fifty-five and over residential community per Section 6.8 Multifamily residences and 6.12 Active Adult Housing. It was the consensus of the Commission at this meeting that based on the application, revised plans, testimony and documents submitted at public hearings held 2/19/20, 7/15/20 and 7/29/20, that the application should be denied for not meeting the General Standards of Special Exception approval per Section 8.2.2 of the Zoning Regulations.

I recommend the Commission deny the application for not meeting the General Standards of Special Exception approval per Section 8.2.2 of the Zoning Regulations and make following findings:

1. The Planning & Zoning Commission makes a finding that the site design is not in harmony with the neighborhood. The site design does not provide a harmonious relationship between the existing single-family neighborhood and the four proposed apartment buildings. The visual relationship is not harmonious in terms of scale and proportion with the surrounding neighborhood.
2. The Planning & Zoning Commission makes a finding that the vehicular and pedestrian traffic projected, as a result of the project, will be hazardous or detrimental to the character of the neighborhood. The Planning & Zoning Commission is concerned with the capacity, safety and condition of the surrounding streets to accommodate the traffic generated by the project.
3. The Planning & Zoning Commission makes a finding that the location, nature and height of the four apartment buildings proposed are not in harmony with the neighborhood and will hinder or discourage the appropriate development and use of adjacent land and buildings and significantly impair the value thereof.
4. The Planning & Zoning Commission makes a finding that the project is not in accordance with the recommendations contained in Section 9.6 of the 2019 Torrington Plan of Conservation and Development. A high-density development of this nature, for older residents, should be located closer to Downtown and along a transit route.

Finding Pursuant to Section 22a-19 of the CT Environmental Protection Act (CEPA):

Whereas, the Planning & Zoning Commission has evaluated the “Notice of Intervention, Filing of Verified Pleading and Request for Notice of Meetings” filed by the Greenbriar Association, pursuant to Section 22a-19 of the Connecticut General Statutes, the Planning & Zoning Commission finds that the proposed activity does not have a reasonable likelihood of resulting in the unreasonable pollution, impairment, or destruction of the public trust in the air, water, or other natural resources of the State of Connecticut.

Cc: Vic Muschell, Corporation Counsel