

City Of Torrington



LAND USE DEPARTMENT
(860) 489-2221

140 Main Street • City Hall
Torrington, CT 06790-5245
Fax: (860) 496-5928

MEMORANDUM

TO: Planning and Zoning Commission

CC: Jeremy Leifert, City Planner

FROM: Nate Nardi-Cyrus – Asst. City Planner & ZEO *8-24-22 file*

DATE: AUGUST 24, 2022

RE: Zoning Enforcement Update

URGENT FOR REVIEW PLEASE COMMENT FOR YOUR USE PLEASE RECYCLE

NOTES/COMMENTS:

Below is a summary of zoning enforcement activities and the status of active projects that have been issues approvals by the Planning and Zoning Commission. For a running list of all active zoning enforcement cases, see the spreadsheet attached.

Enforcement cases with Corporation Counsel for legal action:

1. **92 Roulin Street** – Enforcement history dating back to 2015 for violations of junkyard regulations. C+D sent 10/16/20 with citations starting 8/26/21. Property remains in violation as of 8/3/22. Citations continue to accrue at \$150 per day for the violations. **Case turned over to Corporation Counsel for legal action.**
2. **446 Newfield Road** – Violations for the keeping of farm animals (pigs and chickens), unpermitted accessory structures and property junk. Operating a pig rescue under the business name “Pits and Piggies” on a property of less than 3 acres. C&D issued Nov. 2020 and no response. \$150 per day citations issued on 5/19/21 and are still accumulating to date. No contact from property owner. Lien filed for continuing citations. **Case turned over to Corporation Counsel September 2021 for legal action (Case Pending)**
3. **183 Mt. Pleasant Terrace** – Enforcement history back to 2008 for violations of junkyard regulations. Cease and Desist Order and zoning citation issued in September 2018. Property remains in violation as of last inspection in December 2020. Citations continue to accrue at \$150 a day for the violations. More unregistered vehicles brought to property throughout 2021. **Case turned over to Corporation Counsel for legal action.**
4. **Felicity Lane** – New driveway/road being graded in and screener/material stockpiles on property off of the end of the cul-de-sac, no permits. Activity on property started again after I spoke with the property owner in May 2020 and issued notice. C&D issued September 2020. Continued activity as of July 2021. Sent to Corporation Counsel for legal action. Violators responded to notice from Corp. Counsel. Walked the site

with the owner in July 2021, plans being worked on by a local engineer for approval. Processing. **Case turned over to Corporation Counsel April 2022 for legal action.**

Enforcement Cases under active Cease and Desist Orders/Citations

1. **52 Jardon Street** – Property was in compliance and on a 6-month monitoring hold, but has since gone out of compliance again – for the third time in a two-year period and in violation of the C&D. Previous lighting violations resolved & compliant. Met property owner on site in March 2021 with blight officer and again with the mayor in City Hall in June 2021 to review all violations. Property continues to move in and out of compliance as of July 2021; neighbors do not get along. Further follow up needed.
2. **115 Winthrop Street** – commercial equipment storage and junk violations, C&D sent 12/28/20 and 6/22/22. Spoke with owner about removing violations. Working with owner on garage repairs to store equipment and junk. Owner pulled zoning permits to enclose a roofed extension to store commercial equipment – work not yet completed but enough is finished to close existing permit. Citation issued on 8/1/2022 - appealed by landowner and in process of scheduling hearing.
3. **20 Colorado Avenue N** – 5-6 unregistered vehicles and other property junk. C&D issued on 5/11/21 and \$150 per day zoning citation sent 6/29/21 for continued violations. Spoke to the property owner and paused citations for two weeks to allow for removal or registration of vehicles. Some vehicles removed as of last inspection, but others still in violation. Daily citations resumed as of 9/29/21. May need referral to Corporation Counsel. Further follow-up needed.
4. **403 Tarringford West Street** – Extensive enforcement history dating back 3-4 years for junk violations and operating an illegal vehicle repair facility. House demolished and property vacated, but junk violations still remain on the property. Most violation issue cured. Still minor junk compliance issues as of March 2021. Referred to blight officer for follow-up October 2021. Needs update from cooperation counsel.
5. **21 Parson Terrace** - Onsite meeting on 7/1/2019 property on hold with fines of \$1,650 to be lien. In June 2022, new citations were issued and paid. Citations will continue until farm animals are removed and junk cars are removed.
6. **99 Riverside Ave** – Food truck illegally operating in a residential district with continuous complaints from the community. This is the 3rd time the owner has been operating their food truck contrary to zoning. Issued C+D on 7/6/2022 and since then the owner has discontinued operations and is in the process of moving the truck to an approved location.
7. **1050 East Main** –To-go restaurant (food truck) and commercial vehicle storage on a property without an approved site plan. On 10/27/21, staff spoke to owner about submitting a site plan and the associated process but ignored those instructions and altered the site in June 2022. After receiving C+D, the owner came into the office on 8/16/22 to discuss what is needed and will convey that to their engineer so they can submit necessary materials to P&Z by the September meeting deadline. Citations will begin if this deadline is missed.
8. **99 Riverside Ave** – Food truck illegally operating in a residential district with continuous complaints from the community. This is the 3rd time the owner has been operating their food truck contrary to zoning. Issued C+D on 7/6/2022 and since then the owner has discontinued operations in that location. Put on a six month hold and will close if still in compliance.
9. **Timberlake Court** –Long term storage of 2-3 pieces of construction equipment (since 9/29/20) with no valid construction permit - vacant lot. C+D sent 7/5/2022. Property is compliant but C+D is still in place until a single-family home is proposed. 6-month hold to 2/24/2023

Summary:

Active enforcement cases – 88

New cases since last report (July 2022) - 7

Cases with Corporation Counsel for legal action – 4

Cases under active Cease and Desist Orders – 9

Cases brought into compliance since last report (July 2022) - 7

Active Projects:

Site work is in progress and being periodically monitored on the following projects that have been granted site plan approval by the commission:

- Site plan #1292 – New gas station/retail store/Sonic drive-thru, site work underway
- Site Plan #1317 – 100 Franklin Street mixed use project, site work in progress
- Site Plan #1341 – 2177 Winsted Road, site work and building upgrades for used car dealership
- Site Plan #1352 – Winsted Road 244/001/007, Earth Excavation. Started winter 2021.
- Site Plan #1353 – 1109 South Main Street, new automotive repair shop building addition in progress
- Site Plan #1357 – 1009 Tarringford East, change of use to commercial storage, demo and rebuild a building section
- Site Plan #1369 – 4 Pulver Street, 30,000 gallon propane filling plant and site improvements
 - Special Exception 21-10 – 637 & 659 Winsted Road, Earth excavation project; needs follow up for conditions of added screening from Winsted Road & relocation of excess equipment
- Site Plan #1395 – 92 Brightwood Ave, accessory storage building. *Enforcement commenced; curb cut and driveway installed that were not shown or approved on plans*
- Site Plan #1397 – 1922 East Main Street, Target drive-up pickup parking lot modifications
- Site plan #1399 – 931 Tarringford Street, EV charging stations with video screens at Stop & Shop
- Site Plan #1404 – 1166 East Main Street, new Starbucks restaurant
- Site Plan #1408 – 37 Felicity Lane, new parking lot for adjacent pediatric office

END OF MEMORANDUM