



STATE OF CONNECTICUT  
OFFICE OF HEALTH CARE ACCESS

M. JODI RELL  
GOVERNOR

CRISTINE A. VOGEL  
COMMISSIONER

May 23, 2005

Joseph Pelaccia.  
Vice President, Finance  
Milford Hospital, Inc.  
300 Seaside Avenue  
P.O. Box 3015  
Milford, CT 06460-0815

Re: Certificate of Need Determination; Report Number 05-30512-DTR  
Torry Corporation  
Purchase Land and Construct Office Building

Dear Mr. Pelaccia:

On May 9, 2005, with additional information on May 18, 2005, the Office of Health Care Access ("OHCA") received your Certificate of Need ("CON") Determination request for the purchase of land and construction of an office building at 831-849 Boston Post Road in Milford. OHCA has reviewed your request and makes the following findings:

1. The Torry Corporation is a for-profit non-licensed real estate entity wholly owned by its parent, Milford Health and Medical, Inc.
2. The Torry Corporation is proposing to purchase land and build an office building at 831-849 Boston Post Road in Milford, approximately 1.5 miles from Milford Hospital.
3. The Torry Corporation proposes to purchase 3.3 acres of land located at 831-849 Boston Post Road in Milford for \$2,875,000.
4. The Torry Corporation proposes to build a two-story structure consisting of 15,580 square feet of office space for \$3,343,000. The first floor will be leased to Milford Hospital for the relocation of the hospital's urgent care center.

5. The total capital expenditure for the proposal is \$6,218,000 for the purchase of the land and construction of the building.
6. The Torry Corporation is an affiliate of Milford Hospital.
7. The Torry Corporation is not a healthcare provider and therefore does not provide medical services.
8. Pursuant to Section 19a-630a of the Connecticut General Statutes, a “health-care-related person” means an entity that is licensed by a state agency to provide direct patient care services for the prevention, diagnosis or treatment of human health conditions.

Based on these findings, OHCA has determined that CON approval is not required for the Torry Corporation to purchase land and build an office building at 831-849 Boston Post Road in Milford, pursuant to Sections 19a-630a and Section 19a-638 of the Connecticut General Statutes. Therefore, it will not be necessary for you to obtain further permission from OHCA in order to proceed with the proposed project.

Thank you for keeping OHCA informed of your plans regarding this proposal. If you have any questions regarding this letter, please contact Kim Martone, CON Supervisor, at (860) 418-7029.

Sincerely,

Signed by Cristine A. Vogel  
Commissioner

c: Rose McLellan, Licensing Examination Assistant, DPH, DCBR

CAV:km