

**CITY OF TORRINGTON  
ZONING BOARD OF APPEALS  
SPECIAL MEETING MINUTES  
DECEMBER 13, 2021**

Present: David Moraghan, Chair  
Marc Trivella, Member  
Ken Edwards, Member  
James Steck, Member  
Christopher Smyth, Alternate

Also Present: Jeremy Leifert, Asst. City Planner

Not Present: Carrie Vibert, Alternate

**1. Call to Order:**

Chair David Moraghan called the meeting to order at 7:00 p.m. at City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT. Serving on the Board this evening via ZOOM on-line are members David Moraghan, Ken Edwards, James Steck and Christopher Smyth. Board Member Marc Trivella is present at City Hall. Also in person at City Hall is Asst. City Planner Jeremy Leifert.

Instructions for Zoom are available online at:

[www.torringtonct.org/zoom](http://www.torringtonct.org/zoom)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/7959507035?pwd=MXAwcVIEenhIQUhtSXFzSGhYUnI0QT09>

**1-646-558-8656**

**Meeting ID: 795-950-7035**

**Passcode: 907148**

**2. Roll Call and Announcements:**

Chair David Moraghan stated serving in person at City Hall is Marc Trivella, Member. Serving on the Board this evening via ZOOM on-line are members David Moraghan, Ken Edwards, James Steck and Christopher Smyth. Also in person at City Hall is Asst. City Planner Jeremy Leifert.

**3. Minutes for Approval:**

a. 6/14/21

MOTION by Mr. Trivella to approve the 6/14/21 minutes, seconded by Mr. Steck, unanimously carried.

**4. New Business:**

- a. Location Approval  
Applicant: Daniel Stoughton  
Location: 621 Winsted Road  
Proposal: Location Approval (previously approved location)

Applicant Daniel Stoughton was present at City Hall Auditorium, Mr. Stoughton explained he has recently purchased the property, and the use will basically be the same at the last owner for Meneike Motors which was used car dealer and repair. At some point Mr. Stoughton may want to include rentals at this site.

Mr. Moraghan and Mr. Leifert noted an expansion or changes would necessitate Mr. Stoughton come back for a modification to his plan.

Mr. Steck is pleased to see this property being used again.

Mr. Leifert read his memo to the Zoning Board of Appeals dated 12/13/21. Mr. Leifert noted he has the previously approved plan for this site, and the only modification proposed by Mr. Stoughton is the added five display parking spaces, which do not affect the existing parking spaces. Board members noted at one time this was a gas station.

MOTION by Mr. Steck to APPROVE Location Approval

Applicant: Daniel Stoughton  
Location: 621 Winsted Road  
Proposal: Location Approval (previously approved location)  
Motion seconded by Mr. Edwards, unanimously carried.

Mr. Leifert noted a CT Supreme Court case, 1 Elmcroft, Stamford, CT vs. ZBA. CT GS 14-55 was officially repealed, this is for reference in future applications.

## **5. Adjournment:**

Chair Moraghan indicated Vice Chair Kathleen Perrotti has resigned from the Zoning Board of Appeals, and we now need a Vice Chairperson. We also have openings for a regular member, and this Board has two alternates Carrie Vibert and Christopher Smyth.

Mr. Leifert stated that Ken Edwards is noted on the City Clerk records as an alternate. Mr. Leifert will clarify this matter before the next ZBA meeting. This matter needs to be discussed and determined at the next regular meeting, not this Special Meeting.

MOTION by Mr. Steck to adjourn at 7:15 p.m., seconded by Mr. Edwards, unanimously carried.

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Land Use Office  
City of Torrington