

**CITY OF TORRINGTON
ZONING BOARD OF APPEALS
MEETING MINUTES
December 12, 2022**

Present: David Moraghan, Chair
Mark Trivella, Member
Ken Edwards, Member
James Steck, Member
Carrie Vibert, Alternate
Christopher Smyth, Member

Also Present: Nate Nardi-Cyrus, Assistant City Planner

1. Call to Order:

Chair David Moraghan called the meeting to order at 7:00 p.m. in-person at City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT, or via Zoom on-line.

Instructions for Zoom are available online at:

www.torringtonct.org/zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/7959507035?pwd=MXAwcVlEenhIUhtSXFsSGhYUnl0QT09>

1-646-558-8656

Meeting ID: 795-950-7035

Passcode: 907148

2. Roll Call and Announcements:

Chair Moraghan announced Board Members present this evening are David Moraghan, Marc Trivella, James Steck, Ken Edwards, Christopher Smyth, and Carrie Vibert. Also present is Nate Nardi-Cyrus, Assistant City Planner.

3. Minutes for Approval:

a. 10/11/22

MOTION by Mr. Steck to accept the October 11, 2022 minutes, seconded by Mr. Trivella, unanimously carried.

4. Old Business:

a. Variance

Applicant: Jose Borja

Location: 3828 Tarringford Street

Proposal: Vary Zoning Regulations as follows:

Section 3.1 Subsection 1.27 to allow a three family dwelling in R40 zone and; Section 4.2 for an 8.6' front yard setback variance to allow a 41.4" front yard setback for a three family dwelling and; Section 4.2 to allow a 6.3' side yard setback variance to allow an 18.7' side yard setback for a three family dwelling.

(public hearing continued from October 11, 2022)

Mr. Moraghan confirmed this public hearing has been continued from the last meeting in October 2022.

Mr. Moraghan read an email from Eversource confirming there are three meters on site which were installed on June 18, 2002. Discussion ensued (portions inaudible) amongst Board Members and Mr. Nardi-Cyrus.

The applicant Mr. Jose Borja and his daughter were present and answered questions posed by Board Members. (portions inaudible)

MOTION by Mr. Moraghan to GRANT a Variance and allow the applicant to operate a three family house at 3828 Tarringford Street, motion seconded by Mr. Edwards.

Mr. Nardi-Cyrus reviewed his recommendation and the recommendation of Jeremy Leifert, City Planner, that this variance request be denied.

Voting on the Motion to GRANT:

Mr. Trivella – No
Mr. Steck – Yes
Mr. Edwards – Yes
Mr. Smyth - Yes
Mr. Moraghan – Yes

Mr. Moraghan announced the Motion to GRANT a Variance is approved, and the motion carried 4 to 1. Variance Granted.

5. New Business:

- a. Variance
Applicant: Braham Berg
Location: 85 Pulaski Street
Proposal: Vary Zoning Regulations as follows:
Section 4.10.2; Section 6.8.b for a 26.2' side yard setback variance to allow a 3.8' side yard setback for a multi-family dwelling

Ken Hrica PE and Land Surveyor, of Hrica Associates LLC appeared representing the applicant, Braham Berg was also present.

Mr. Hrica screen shared his survey and plans. This property is the former St. Mary's Church on Pulaski Street, and the property is no longer being used as a church. Mr. Hrica reviewed the zoning setbacks for the R6 zone.

The school building is in non-compliance with zoning setbacks, details were reviewed by Mr. Hrica. There are no plans at this time for the church building.

Mr. Moraghan inquired if the property mailing notifications were sent to neighboring properties. Mr. Nardi-Cyrus verified the mailings were done, and he has the paperwork in the file.

Mr. Hrica provided details on the handicap parking space that is outside the front yard setback on Forest Court. Mr. Nardi-Cyrus noted this parking space is pre-existing.

Mr. Trivella inquired if this proposal would be going before the Architectural Review Committee, and Mr. Nardi-Cyrus responded no, as it is not necessary.

Chair Moraghan opened the hearing for public comments, and if there is anyone on zoom who wished to comment. A name Sean Dillmeir showed on the screen, but no comments were made.

Mark Lewis, President on the Board at The Workman, appeared with concerns that this proposal might provide a more intense use of the property. While he is not opposed to the proposal, he is considering the impact on the Workman residents, and the whole area in general.

Braham Berg, applicant, appeared and provided comments on his proposal (comments inaudible). A Special Exception application is forthcoming to the Planning and Zoning Commission.

MOTION by Mr. Smyth to APPROVE Variance

Applicant: Braham Berg

Location: 85 Pulaski Street

Proposal: Vary Zoning Regulations as follows:

Section 4.10.2; Section 6.8.b for a 26.2' side yard setback variance to allow a 3.8' side yard setback for a multi-family dwelling

Motion to approve seconded by Mr. Trivella. Votes in favor of the motion to approve Variance:

Marc Trivella - Yes

James Steck - Yes

Ken Edwards - Yes

Christopher Smyth – Yes

Chair Moraghan abstained from voting as he had difficulty in hearing the audio.

Mr. Moraghan announced the Variance is approved 4 to 0. Variance granted.

6. Adjournment:

MOTION to adjourn at 7:44 p.m. by Mr. Trivella, seconded by Mr. Smyth, motion unanimously carried.

Land Use Office
City of Torrington