

**CITY OF TORRINGTON  
ZONING BOARD OF APPEALS  
MINUTES  
Monday, September 11, 2017**

Present: David Moraghan, Chairman  
Kathleen Perrotti, Vice Chair  
Marc Trivella, Member  
James Steck, Member  
Carrie Vibert, Alternate

Also Present: Rista Malanca, Zoning Enforcement Officer

Not Present: Ken Edwards, Member  
Alan Diulio, Alternate

**1. Call to Order, 7:00 p.m., Torrington City Hall Auditorium, Room 218,  
140 Main Street, Torrington, CT**

Chairman David Moraghan called the meeting to order at 7:00 p.m. in the City Hall Auditorium, Room 218, 140 Main Street, Torrington, CT

**2. Roll Call and Announcements:**

Chairman Moraghan announced sitting tonight will be David Moraghan, Kathleen Perrotti, Mark Trivella, James Steck and Carrie Vibert, Alternate, who will be sitting in for Ken Edwards who is not present.

**3. Minutes for Approval:**

a. 10/14/14

MOTION by Mr. Trivella to approve the minutes, seconded by Ms. Perrotti, motion carried.

- 4. a. Location Approval**  
Applicant: John Wypychoski for Town Fair Tire  
Location: 701 – 705 Main Street  
Proposal: Location Approval for expansion into adjacent 2,997 sq. ft. of space, per site plan. Section 3.1, Subsection 8.20

John Wypychoski representing Town Fair Tires appeared before the Board. Ms. Malanca verified all Board members present have received her memo.

Mr. Wypychoski explained Town Fair Tire has been operating in this location for approximately 30 years. Ocean Job Lot has purchased the property, and will be upgrading this adjacent unit that Town Fair Tire will be expanding into, and this should be positive for the City of Torrington.

Mr. Moraghan stated this Board needs to make a finding that this is a suitable location.

Ms. Malanca recommended approval, noting there is ample parking, and there is also a Site Plan application in place for the Torrington Planning and Zoning Commission review, to ensure Site Plan requirements are met.

MOTION by Mr. Trivella to APPROVE the subject Location Approval application, seconded by Mr. Steck, motion unanimously carried.

Mr. Trivella noted the improvements for the site are excellent.

**5. Adjournment:**

MOTION by Mr. Steck to adjourn, seconded by Ms. Perrotti, unanimously carried.