

**CITY OF TORRINGTON
ZONING BOARD OF APPEALS
MINUTES
August 10, 2020**

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

Not Present: Kathleen Perrotti, Vice Chair
James Steck, Member
Carrie Vibert, Alternate

Also Present: Jeremy Leifert, Asst. City Planner/ZEO

1. Call to Order:

Chair David Moraghan called the meeting to order at 7:00 p.m., Remote meeting via ZOOM online. (not held at City Hall building)

Mr. Moraghan read the legal notice which was published on the City's website. State statutes changed in 2016, and currently public hearings are not required for Location Approvals. Mr. Leifert confirmed that no written comments have been received from the public on the Location Approval application on this agenda.

2. Roll Call and Announcements:

Chair David Moraghan announced present and seated for tonight's meeting will be Board Members Marc Trivella, Ken Edwards, Christopher Smyth and David Moraghan.

Also present is Asst. City Planner/ZEO Jeremy Leifert.

3. Minutes for Approval:

a. 10/9/18

MOTION by Mr. Trivella to approve the 10/9/18 minutes, seconded by Mr. Edwards, motion carried with Mr. Moraghan abstaining from voting as he was not present at that meeting.

4. a. Location Approval
Applicant: Nedzat Dobrova
Location: 2177 Winsted Road
Proposal: Location Approval for Used Car Dealership

Gary Giordano, P.E., appeared via zoom representing the applicant, Nedzat Dobrova.

Mr. Giordano gave a presentation on the proposal, providing site details. This parcel is 2.5 acres and has a vacant industrial building. The applicant plans to convert the building to a used car dealership. There are two driveways on this site. They have gone through a very long process with the State of Connecticut Department of Transportation to have their one driveway approved. The applicant will be closing two driveways, they also own an adjacent parcel with a driveway. There will be landscaping installed where the former driveways were.

Mr. Leifert shared his computer screen and site plans with the Board.

Mr. Trivella inquired about the common driveway on the boundary line. Mr. Giordano explained the State of CT wants as few driveway entrances as possible onto the State highway. There will be one common driveway for both parcels the applicant owns. The frontage of the subject parcel exceeds the minimum requirement for a used car dealership under the regulations.

Mr. Leifert referenced his August 10, 2020 memo that was sent to Board Members. The minimum frontage required for a Location Approval is 150 feet. This parcel has 281 feet of frontage. The proposal is a permitted use in the Industrial zone, and the State of Connecticut. Brief discussion amongst Board members followed on the approval process. The Site Plan application will go to the Planning and Zoning Commission for approval.

Mr. Trivella agreed this is a viable use of the site, and the property will be cleaned up. Mr. Leifert noted the site improvements will resolve some of the current zoning violations on this site.

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

5. **Adjournment:**

MOTION by Mr. Moraghan to adjourn at 7:17 p.m., seconded by Mr. Trivella, motion carried.