



**CITY OF TORRINGTON**  
**ZONING BOARD OF APPEALS**  
**Regular Meeting Minutes**  
**April 13, 2026**

Present in-person: Marc Trivella (Chair), Ken Edwards, Ivy Altman (Alternate)  
Present via Teams: Frank Baba (Alternate), Komla Matrevi (Alternate)

Staff: Jeremy Leifert, City Planner; Tom Kalinowski, Corporation Counsel; Nate Nardi-Cyrus, Assistant City Planner

Not Present: James Steck, Randall Stelma, and Stephen Thompson

1. Call to Order:

Marc Trivella called the meeting to order at 7:05 p.m. in person at City Hall Auditorium Room 218, 140 Main Street, Torrington, CT. The meeting was also conducted via Teams online.

2. Roll Call and Announcements:

Mr. Trivella stated present and serving this evening are himself, Ken Edwards, seated alternate, Ivy Altman as well as seated alternates Komla Matrevi and Frank Baba via Teams. Also present is Jeremy Leifert, City Planner, Tom Kalinowski, Corporation Counsel and Nate Nardi-Cyrus, Assistant City Planner/ZEO.

3. Minutes for Approval

- a. 3/9/2026 minutes

MOTION by Mr. Matrevi to approve the 3/9/26 minutes. Second by Mr. Edwards carried unanimously.

4. Old Business:

a. Appeal of ZEO Decision

**Applicant:** Kathi Schapp  
**Location:** 246 Mountain Road

Chairman Trivella noted that the public hearing was still open and that Ken Edwards, Ivy Altman Komla Matrevi, Frank Baba and himself were seated.

Nate Nardi-Cyrus, Assistant City Planner, and Attorney Strub both noted and agreed that the only area of contention was lower, original portion of the driveway and that any new work would have to conform to zoning regulations.

Mr. Nardi-Cyrus read his memo into the record.

Attorney Strub questioned why city staff and corporation counsel were present. They both assured him that they were there for procedural advice.

Mr. Strub refuted the validity of Mr. Nardi-Cyrus's memo, stating that Mr. Nardi-Cyrus wasn't an attorney and the city failed to hire an attorney to represent him, therefore his response wasn't valid. He reiterated points in his case.

Attorney Pilicy also refuted Mr. Nardi-Cyrus's opinion and stated that all court cases are interpreted against restriction when an interpretation is in doubt.

Chairman Trivella open the hearing to public comments.

Russell Doolittle of Mountain Road came up and said the process was unfair, costly and unnecessary.

Gail Doolittle, read her statement from the previous month into the record again.

Raymond Dzeizic of 725 Brandy Hill Road asked the Board members to go out to the property and look at the grades

Butch Klug of Klug Hill Road testified that the driveway was fine and he thinks this issue was caused by the former City Engineer who is a foreigner that moved back to Canada.

Attorney Strub argued against government overreach. He talked about the history of the zoning regulations, arguing that in 1957, there were fewer regulations and prior to that landowners could do whatever they wanted. Therefore, when a regulation is unclear, courts say find with the landowners. He then discussed the length of time the same family has owned the 85-acre property.

The board members had no questions for the attorneys. No further comments or questions. Chairman Trivella asked for a motion to close the public hearing.

MOTION by Mr. Edwards to close the public hearing. Second by Mr. Baba carried unanimously.

Chairman Trivella asked for discussion. Ms. Altman said that it seems to her the question is whether it is an expansion or an intensification of a preexisting non-conformity. The question is the definition of use because one party is defining use as cars going up and down the driveway and the other is defining it as serving two single family houses instead of just one.

Mr. Trivella asked Ms. Altman for her interpretation of use. She replied that she leans towards the single-family interpretation.

Mr. Edwards said he is not an attorney and doesn't like having to make a legal decision. The impression Mr. Edwards received was that based on the first cut, they are allowed the existing non-conformity. Chairman Trivella agrees, because the driveway will be used as a driveway.

More discussion of the history of the property and the use of the driveway ensued. Mr. Trivella wanted to know the non-conforming grade. They couldn't read the numbers on the plans but decided it wasn't 17%.

Chairman Trivella called for a motion.

MOTION by Mr. Edwards to GRANT the appeal of the applicant and REVERSE the zoning permit denial with determinations as recorded below. Second by Ms. Altman.

The Board has reviewed the record and testimony from public hearings conducted on March 9, 2026 and April 13, 2026 for the above appeal and has made the following determinations:

1. The appellant claims that the zoning permit was improperly denied because the existing driveway is a pre-existing non-conforming use. The Board agrees and orders the ZEO to re-open the permit for additional review with the determination that the existing driveway is legal pre-existing non-conforming.
2. The ZEO claims that the additional usage of this driveway for a new single-family dwelling at 246 Mountain Road constitutes an unpermitted expansion of the non-conforming driveway use and would be in excess of the 12% driveway grade allowed in zoning regulations for the 246 Mountain Road property as shown on plans submitted with the denied application. The Board does not agree and reverses this determination.
3. The appellant has submitted and argued case law for review by the Board related to non-conforming uses. The Board finds upon review that these case law citations prove a legal intensification of a pre-existing driveway on the 246 Mountain Road property for new home construction.
4. The Board makes this ruling regarding the pre-existing driveway on the submitted plans only. The ZEO may re-open the permit application and conduct additional review for zoning compliance outside of the pre-existing driveway use.

Roll call vote: Mr. Edwards, Mr. Baba, Mr. Matrevi, Mr. Trivella Aye. Ms. Altman: Nay. Motion carries four in favor and one opposed.

5. New Business:

Chairman Trivella noted there is no new business.

6. Adjournment:

MOTION by Mr. Edwards to adjourn at 8:28 p.m. Second by Mr. Baba, carried unanimously.

*Nate Nardi-Cyrus*

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Zoning Enforcement Officer  
City of Torrington, Land Use Office