

Town Fair Tire
508 Monroe Turnpike
Project Narrative
Revised May 18, 2026

Town Fair Tire is proposing a change of use for the former Rite-Aid pharmacy located at 508 Monroe Tpk to an automobile service shop. Interior renovations to the existing building will be undertaken to accommodate the Town Fair Tire operations. In addition to the interior renovations, one (1) new overhead door will be installed in the front of the building facing Monroe Turnpike to access the store's service bays. Landscaping along the Monroe Turnpike frontage will also be supplemented to replace shrubs that have been removed or are in an unhealthy state. There is no other site work proposed with this application.

Town Fair Tire has been in business for over fifty-five years. Now we operate 125 stores:

- 38 stores in Connecticut
- 46 in Massachusetts
- 9 in Rhode Island
- 15 in New Hampshire
- 10 in Maine
- 4 in Vermont
- 3 in New York

The Town Fair Tire in Monroe, CT will employ between 8 and 12 employees.

Town Fair Tire's main business is the sale and installation of passenger and light truck tires and custom wheels. Since we do not sell or service large trucks, the largest vehicles we work on are pick-ups, vans and S.U.V.'s.

We do not do any automotive repairs, oil changes, auto body repairs, tune-ups, brakes, shocks, mufflers, or front-end repairs of any kind. We do sell tires and wheels, and provide the related services of installation, wheel balancing and wheel alignment. With regard to the wheel alignments, we make all the necessary adjustments, but we do not sell or install any front-end parts.

The hours of operation in the store are as follows:

Monday 8 AM to 7 PM

Tuesday thru Friday 8 AM to 6 PM

Saturday 8 AM to 4 PM

Closed Sundays

Store Merchandising: A Town Fair Tire store is designed as a tire supermarket. Customers can come into the store and feel and touch the tires they are purchasing, similar to any other consumer product store. Town Fair Tire prides itself in running first class retail tire stores. Every store is kept neat and clean so that the customer feels comfortable shopping in our stores.

The Monroe store will be merchandised similar to the rest of the new stores in the chain. Tires will be displayed for viewing inside the store. There will be no outside storage trailers on the property. Each store also has a custom wheel display near the front of the store. The store will have a comfortable waiting area with a television and magazines for the customers waiting for their tires to be installed.

Installation Center: The Installation Center at the Monroe location will consist of five bays. Four bays will be for tire installation, and one bay will be an alignment bay. All work will be done inside the Service Center and at no time will work be done outside. No customer's vehicles will be stored inside or outside the store overnight.

Operation: Town Fair Tire is a retailer of tires and wheels. The showroom has a feel of a tire supermarket. Customers come into the store to purchase tires or custom wheels. Once they make their purchase, the vehicle is taken into the service center to have the tires installed. Once the tires are mounted, the vehicle is driven out of the installation center and parked in front of the store where the customer can take their vehicle. The entire process from start to finish averages between one to two hours. Appointments are taken, but not necessary.

Disposal of tires: For this Monroe site, all junk tires will be stored inside the building in the receiving area. The tires will be picked up on a weekly basis by Lakin Tire, a Scrap Tire Recycler. All pickups will be done during business hours.

Tire deliveries: The Monroe store will receive one delivery per day from our central warehouse located in East Haven, Connecticut. The deliveries will be during business hours with the average being 50 to 75 tires each delivery. Each delivery will take approximately 30 minutes.

Monroe Plan of Conservation and Development: One of the goals of the Plan of Conservation and Development is to foster a vibrant economy that provides residents with access to goods, services and employment opportunities while diversifying the Town's property tax base.

This use will fill the spot of a currently vacated retail use with a new retail use providing access to goods and services for the residents and the public.

This location is also defined in the Future Land Use section of the POCD as Mixed-Use Commercial Residential. This use maintains the commercial/retail uses previously and currently occupying this parcel.

If you have any further questions, please do not hesitate to call me at (203) 467-8600 ext. 130.

Sincerely, John Wypychoski
Director of Real Estate & Development