

ZONING BOARD OF APPEALS
February 1, 2012

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held in the Council Chambers of the Town Hall on Wednesday, February 1, 2012.

Members Present: Michael Muir, Chairman
David Preusch, Richard Puskar, Carl Scarpelli and alternates
William Malmstedt, Richard Mayo and Dennis Miko

The following is a brief summary of the meeting. A complete record is on tape, on file in the office of the Zoning Board of Appeals.

A quorum being present the Chairman called the meeting to order at 7:30 p.m.

In the absence of Commissioner Vitrella alternate Dennis Miko was designated as the fifth voting member for tonight's meeting.

PUBLIC HEARING

Application #12-02 – Connecticut Department of Transportation
811 White Plains Road

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to reduce lot size from 9,147 sq. ft. to 9,022 sq. ft. and front setback from 47 ft. to 43 ft.

Application #11-48 – Connecticut Department of Transportation
814 White Plains Road

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to reduce existing lot size from 13,068 sq. ft. to 11, 864 sq. ft. and front setback from 34 ft. to 22 ft. HEARING CONTINUED FROM JANUARY 4, 2012.

Application #11-49 – Connecticut Department of Transportation
815 White Plains Road

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to reduce existing lot size from 7,500 sq. ft. to 7,178 sq. ft. and front setback from 45 ft. to 38 ft. HEARING CONTINUED FROM JANUARY 4, 2012.

Application #11-50 – Connecticut Department of Transportation
831 White Plains Road

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to reduce existing lot size from 7,500 sq. ft. to 7,015 sq. ft. and front setback from 44 ft. to 34 ft. HEARING CONTINUED FROM JANUARY 4, 2012.

Application #11-51 – Connecticut Department of Transportation
860 White Plains Road

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to reduce existing lot size from .85 acres to .83 acres in a B-C Zone (2 acres required). HEARING CONTINUED FROM JANUARY 4, 2012.

Application #11-52 – Connecticut Department of Transportation
4 Alice Place

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements, on a corner lot, to reduce existing lot size from 7,500 sq. ft. to 6,999 sq. ft. and the street side setback (White Plains Road) from 43 ft. to 32 ft. HEARING CONTINUED FROM JANUARY 4, 2012.

Application #11-53 – Connecticut Department of Transportation
5 Alice Place

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to reduce existing lot size from 15,000 sq. ft. to 14,139 sq. ft. HEARING CONTINUED FROM JANUARY 4, 2012.

The Chairman announced that Applications #12-02 - #11-53 would be heard concurrently, as they are interrelated.

Steven Degen, Property Agent for the Department of Transportation, summarized the State's proposal and updated those present on developments that have occurred since last month's meeting.

A meeting was held with the subject property owners to address their concerns and further clarify the acquisition process going forward.

Mr. Degen advised that the State has indicated a willingness to reduce the proposed acquisition by two feet, for the residential properties located on the west side of White Plains Road. In regards to the property evaluations, the applicant's representative reconfirmed the DOT's policy of not providing monetary evaluations prior to action by the ZBA.

The Project Engineer, Ahsan Saghir, informed that by reducing the amount of property acquisition traffic lanes would be narrowed from the proposed 12 feet to 11 feet, which should slow down traffic velocity.

Mr. Saghir also advised that a new design has been drawn addressing the firehouse parking issue.

Public Comment

The following spoke in opposition citing safety concerns.

Bill and Sophia Oddendahl, 815 White Plains Rd.; Kathleen Maher and Tom Christiano, 831 White Plains Rd; and Alice Cacchione, 18 Alice Pl.

Pat McCarty of the Trumbull Center Fire District informed that the parking issue has been satisfactorily addressed by the State but that the traffic issues, which will be created by the exiting and entering by fire apparatus still remain.

As there were no further comments coming forth, a motion was made by Commissioner Puskar, which was seconded by Commissioner Scarpelli and unanimously carried to close the Public Hearing.

REGULAR MEETING

The following applications were considered and the Commission took action, as follows.

Application #12-02 – DOT, 811 White Plains Road

MOTION MADE (Puskar), seconded (Miko) to approve Application #12-02.
Vote: In Favor (3): Muir, Miko Puskar - Opposed (2): Preusch, Scarpelli
Application #12-02 DENIED (2-3)

Application #11-48 – DOT, 814 White Plains Road

MOTION MADE (Puskar), seconded (Miko) to approve Application #11-48.
Vote: In Favor (2): Muir, Miko - Opposed (3): Preusch, Puskar, Scarpelli
Application #11-48 DENIED (3-2)

Application #11-49 – DOT, 815 White Plains Road

MOTION MADE (Puskar), seconded (Miko) to approve Application #11-49.
Vote: In Favor (2): Muir, Miko - Opposed (3): Preusch, Puskar, Scarpelli
Application #11-49 DENIED (3-2)

Application #11-50 – DOT, 831 White Plains Road

MOTION MADE (Puskar), seconded (Miko) to approve Application #11-50.
Vote: In Favor (2): Muir, Miko - Opposed (3): Preusch, Puskar, Scarpelli
Application #11-50 DENIED (3-2)

Application #11-51 – DOT, 860 White Plains Road

MOTION MADE (Puskar), seconded (Miko) to approve Application #11-51.
Vote: In Favor (2): Muir, Miko - Opposed (3): Preusch, Puskar, Scarpelli
Application #11-51 DENIED (3-2)

Application #11-52 – DOT, 4 Alice Place

MOTION MADE (Puskar), seconded (Miko) to approve Application #11-52.
Vote: In Favor (2): Muir, Miko - Opposed (3): Preusch, Puskar, Scarpelli
Application #11-52 DENIED (3-2)

Application #11-53 – DOT, 5 Alice Place

MOTION MADE (Puskar), seconded (Miko) to approve Application #11-53.
Vote: In Favor (2): Muir, Miko - Opposed (3): Preusch, Puskar, Scarpelli
Application #11-53 DENIED (3-2)

In denying Application #12-02 and Applications #11-48 thru #11-53 those opposed indicated that though the State's hardship was satisfactorily identified under CGS 48-24 the traffic and safety issues were not adequately addressed. Specifically, no traffic report, or accident documentation, was presented to justify the proposed road work.

There being no further business to discuss a motion was made by Commissioner Puskar and seconded by Commissioner Miko to adjourn.

The February 1, 2012 meeting of the Zoning Board of Appeals adjourned at 8:15 p.m. with unanimous consent.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Wednesday, March 7, 2012 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
Clerk of the Zoning Board of Appeals

