

**ZONING BOARD OF APPEALS**  
**September 5, 2012**

A regularly scheduled meeting of the Zoning Board of Appeals, of the Town of Trumbull, was held in the Council Chambers of the Trumbull Town Hall on Wednesday, September 5, 2012.

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

Also Present: Douglas Wenz, ZEO

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 7:35 p.m.

In the absence of Commissioner Scarpelli, alternate William Malmstedt was designated as the fifth voting member for tonight's meeting.

Application #12-12 – Quality Craft Builders, LLC Agent for  
Jonathan & Barbara Wong  
21 Sunnycrest Road

Variance of Art. II, Sec. 1 with respect to insufficient yard requirements to construct a 999 sq. ft. addition 15.2' from the W/S property line and 45.2' from the front property line, at its closest point.

A letter from the applicant requesting a continuance of the public hearing was read for the record.

MOTION MADE (Vitrella), seconded (Puskar) and unanimously carried (Muir, Malmstedt, Preusch, Puskar, Scarpelli) to continue the public hearing for Application #12-12 to the next regularly scheduled meeting (October 3, 2012).

Application #12-15 – Shannon and Kerry McCoy  
51 Koger Road

Variance of Art. I, Sec. 4.2 and Art. III, Sec. 1 with respect to insufficient yard requirements to expand the existing non-conforming use to construct a 382 sq. ft. addition 10.1' from the E/S property line at its closest point.

The project contractor, David DeRosa came forward.

The submitted plans indicated a 12'x16' two-story rear addition. The proposed construction would increase the existing 10.2' sideline non-conformity to 10.1'.

Upon inquiry, the applicant's representative advised that the elevation would be lower than the existing roof line.

Application #12-16 – Digital Realty Trust  
60-80 Merritt Boulevard

Variance of Art. II, Sec. 4.3.5(d) and 4.3.6(a) with respect to insufficient yard requirements to locate four (4) fuel tanks 63' from the front property line and reduce approved number of parking spaces.

Raymond Rizio conducted the presentation on behalf of the applicant.

The existing property serves as a disaster backup for Wall Street and major banking industries. Due to additional space being added, a larger capacity of electrical power is now needed. Extra fuel will also be required to insure that the generators can handle full electrical output for 72 hours, in the event power goes out.

To accommodate the additional fuel, four aboveground storage tanks will be installed. The placement of the tanks will eliminate 12 parking spaces reducing the parking area to 206 spaces. Mr. Rizio advised that this number is far more than needed, as the number of employees and visitors on site is very minimal. He added that due to the unique shape of the property, the proposed location provides the only feasible alternative.

At the suggestion of the Town Planner, a fence, with privacy slats, will be placed around the concrete enclosed tanks. The 10' high fence, along with the proposed landscaping, will block any street visibility. Photographs of the site area were submitted, which indicated the extensive number of trees already surrounding the property. Mr. Rizio also made note of the 24 hour security that exists on this site.

The applicant's representative concluded that the project poses no negative impact to any residential area and is consistent with the industrial nature of this zone.

This concluded the public hearing.

### **Regular Meeting**

Tonight's applications were reviewed and the Commission took action as follows.

Application #12-15 – Shannon and Kerry McCoy  
51 Koger Road

MOTION MADE (Vitrella), seconded (Puskar) and unanimously carried (Muir, Malmstedt, Preusch, Puskar, Vitrella) to approve Application #12-15, as presented and plans submitted.

The proposal was determined to be a minor deviation of the existing non-conformity and consistent with the surrounding neighborhood.

Application #12-16 – Digital Realty Trust  
80 Merritt Boulevard

MOTION MADE (Vitrella), seconded (Malmstedt) and unanimously carried to approve Application #12-16, as present and plans submitted.

The applicant has demonstrated that there is no viable alternate to the proposed location. It was also noted that the recommended fencing has been incorporated into the submitted plans.

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

The September 5, 2012 meeting of the Zoning Board of Appeals adjourned at 8:00 p.m. with unanimous consent.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Wednesday, October 3, 2012 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog  
Clerk for the Zoning Board of Appeals