

ZONING BOARD OF APPEALS
September 4, 2013

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 4, 2013.

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

Also Present: Douglas Wenz, Zoning Enforcement Officer

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 located in the Trumbull Town Hall.

PUBLIC HEARING

Application #13-21 – Lydia Gach-Dunn
15 Brittany Avenue

Variance of Art. III, Sec. 1 with respect to approval of an existing 300 sq. ft. workshop located 24.5' from the rear lot line, at its closest point and Art. II, Sec. 1.1.2.2 with respect to a recreational structure measuring roughly 415 sq. ft. exceeding the maximum size allowable (300 sq. ft.).

The applicant, Lydia Gach-Dunn, came forward.

The two-level structure consists of a workshop area with an open gazebo above it. The applicant advised that the existing recreational facility replaces the original structure that was destroyed by fire. Upon inquiry, Ms. Gach-Dunn clarified that the structure was constructed on top of the original block foundation and widened to provide access from the pool level. The applicant added that the structure has electric power but no on-site plumbing.

The following letters submitted, in support of the application, were noted for the record: Jennifer & Nicola Costantini, 26 Brittany Avenue; Alice and Nuno Ferreira, 18 Brittany Avenue; Tom and Ann Braunagel, 7 Brittany Avenue; Peter and Crissy Biondi, 5069 Madison Avenue and Joe and Lena Couto the abutting neighbors to the right.

Application #13-22 – Judith Mucherino
189 Plattsville Road

Variance of Art. I, Sec. 5.2 with respect to installation of an 8' high fence along the rear property line exceeding the maximum height allowable (6').

Attorney Raymond Rizio conducted the presentation on behalf of the applicant.

The property sits at the rear of the medical center located on Park Avenue. In order to provide additional parking for the center Ms. Mucherino, along with several other abutting property owners,

sold 60' of the rear portion of their property to the medical center. All of the parcels involved in the land purchase, with the exception of the Mucherino property, are shielded from the Park Avenue facility by extensive wooded areas. In order to mitigate the impact to Mrs. Mucherino's property, the medical center agreed to construct an 8' privacy fence along her rear property line. The additional two feet of fencing will provide the needed screening from the medical facility and parking area located directly against the property.

Mr. Rizio noted further that the variance creates no negative impact to any adjacent property and the abutting neighbors have indicated their support of the application.

Application #13-23 – Pet Valu, Inc.
51 Monroe Turnpike

Variance of Art. XIII, Sec. 4.7 with respect to installation of window graphics exceeding the maximum amount of coverage allowable (10%).

Attorney Raymond Rizio and Amy DePaoli, Marketing Director for Pet Valu, conducted the presentation.

Pet Valu exists as a standalone store at this shopping complex. The entrance to the building is opposite Fitness Edge and the back faces Rte. 111. Attorney Rizio advised that a colonial style building with windows along the back and sides was constructed at the direction of the Planning and Zoning Commission who objected to the appearance of a brick wall facing Route 111.

The windows are problematic for the occupant, as the racking and storage areas will be visible to the public. To provide a more aesthetically pleasing view, Pet Valu proposes to cover the side and rear windows with family/pet friendly depictions, which have been photographed in muted shades of brown.

A question arose as to whether the graphics could be looked upon as advertising for the business being conducted there and the Chairman proposed the substitution of window blinds or shades as an alternative. Attorney Rizio noted the absence of any Pet Valu product representation or company identification in the photographs. The suggested alternative, of window blinds, was not a feasible option, as the public would not be able to determine whether the store was opened or closed.

Joe Dend of Pet Valu came forward and advised that the original idea for use of window graphics was based on the recommendations received from an architectural review board at another locality.

Mr. Rizio advised that Pet Valu would be agreeable to the following as conditions of approval: Prohibiting any product advertising or corporate identification from being attached to the windows. Stipulating that only the photographs, as they were approved, are to be applied and necessitating re-application for a variance for any future changes to the approved graphics.

This concluded the Public Hearing.

REGULAR MEETING

Application #13-21 – Lydia Gach-Dunn
15 Brittany Avenue

MOTION MADE (Vitrella), seconded (Scarpelli) and unanimously carried (Muir, Preusch, Puskar, Scarpelli, Vitrella) to approve Application #13-12, as presented and plans submitted.

The support of the neighboring property owners was duly noted. Comment was also made that the structure is aesthetically pleasing and not visible from the street.

Application #13-22 – Judith Mucherino
189 Plattsville Road

MOTION MADE (Vitrella), seconded (Scarpelli) and unanimously carried (Muir, Preusch, Puskar, Scarpelli, Vitrella) to approve Application #13-22, as presented and plans submitted.

The privacy fencing was deemed appropriate, as the property directly abuts a commercial venue and creates no negative impact to the adjacent property owners.

Application #13-23 – Pet Valu, Inc.
51 Monroe Turnpike

MOTION MADE (Vitrella) and seconded (Scarpelli) to approve Application #13-23.

Upon discussion regarding the conditions of approval offered by the applicant, the following amendment was considered.

MOTION MADE (Vitrella), seconded (Scarpelli) and unanimously carried (Muir, Preusch, Puskar, Scarpelli, Vitrella), to amend the original motion to include the following specific conditions.

1. Graphic film to be set on the inside of the windows.
2. The attachment of any product advertising or corporate identification to the subject windows is prohibited.
3. Any proposed change to the graphics, as they were approved, shall require re-application to the Zoning Board of Appeals for a variance.

Vote (Original Motion as Amended): Unanimously Approved.

There being no further business to discuss a motion was made by Commissioner Puskar and seconded by Commissioner Scarpelli to adjourn. The September 4, 2013 meeting of the Zoning Board of Appeals adjourned at 9:00 p.m. with unanimous consent.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Wednesday, October 2, 2013 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
Administrator/Clerk

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