

ZONING BOARD OF APPEAL
September 3, 2014

A regularly scheduled meeting of the Zoning Board of Appeals was held in the Council Chambers of the Trumbull Town Hall on Wednesday, September 3, 2014.

Members Present: Michael Muir, Chairman
Richard Puskar, Richard Mayo, Dennis Miko, Carl Scarpelli and alternates
Brian Reilly, Joseph Rescsanski

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 located in the Trumbull Town Hall.

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

PUBLIC HEARING

Application #14-38 – Gabriel Dumitrescu
41 Fieldcrest Drive

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to expansion of a pre-existing non-conforming use to construct a 198 sq. ft. deck extension 36.5' from the rear property line.

Gabriel Dumitrescu, conducted the presentation.

The applicant proposes to double the size of the existing deck. The structure would extend the deck an additional 3.5' to the west side and increase the existing non-conforming setback in the rear by approximately 3'. The submitted plans showed that the proposed construction will not extend past the current conforming building line.

Application #14-39 – Brian and Lorraine Elmo
26 Franklin Street

Variance of Art. 1, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 144 sq. ft. deck extension 10' from the S/S property line and 44' from the rear property line, including stairs.

Mr. and Mrs. Elmo came forward and submitted a letter of support from Roseanna Adams, the adjacent property owner.

The submitted plans indicated a small non-conforming lot. It was brought to the applicant's attention that by rotating the stairs 90° the intrusion into rear setback could be lessened by approximately 3'. The applicant considered the suggestion a good one and advised that he had no objection to the proposed modification.

Application #14-40 – Aleksander Lamvol
72 Dogwood Lane

Variance of Art. II, Sec. 1.2.2.3(2) with respect to construction of a 10'x14'x8' shed in the front yard 30' from the front property line, at its closest point and 17' from the S/W side lot line.

The applicant came forward and advised that the topography of the parcel does not provide any other feasible option than what is proposed.

The submitted plan indicated the presence of a legal hardship, as the dwelling is situated on a steep slope, substantially higher than the pavement. There is a very minimum amount yard area in the rear. The property also contains a large amount of ledge on the right side of the dwelling, which continues to the rear.

Submitted with the application was a letter signed by the following three adjoining neighbors in support of the application: James and Jody Cummings, 69 Dogwood La; Matthew and Leah Kunkel, 77 Dogwood La. And Kathy Graziano of 66 Dogwood La.

Application #14-41 – Strong Start Early Learning Center, LLC
56 Quarry Road

Variance of Art. I, Sec. 5.2.1 with respect to installation of a 6' vinyl fence exceeding the maximum height allowable.

Marc Hoffman came forward and identified himself, as the owner of Strong Start Early Learning Center.

Mr. Hoffman informed that the variance for an additional two feet in height is requested to ensure that a safe environment has been provided for the proposed daycare center.

He advised that a height of 6' is the industry standard for the required playground security barrier. It was noted that the letters, submitted with the application, from The Insurance Exchange Inc. and Child Scapes (playground installers) verify that 6' vinyl fencing is the most effective method to ensure privacy and security.

Inquiry was made as to the proposed color of the fence, as the finish should be in line with the building's façade. Mr. Hoffman indicated that he is open to any color and would consult with the property owner on this.

It was also suggested that landscaping be established around the fencing to soften the look of the overall site. Bob Scinto, of R.D. Scinto Inc., came forward and informed that he will work with the applicant and the Town Planner to see that some sort of appropriate planting is established along the outside of the fence.

This concluded the Public Hearing.

REGULAR MEETING

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

Application #14-38 – Gabriel Dumitrescu
41 Fieldcrest Drive

MOTION MADE (Scarpelli), seconded (Miko) and unanimously carried to APPROVE Application #14-38, as presented and plans submitted.

No negative impact indicated.

Application #14-39 – Brian and Lorraine Elmo
26 Franklin Street

MOTION MADE (Puskar) and seconded (Miko) to APPROVE Application #14-39.

The possibility of rotating the steps 90°, as discussed at the public hearing, was re-addressed. The proposed modification to the submitted plan, which the applicant indicated he had no objection to, would diminish the impact to the rear setback.

MOTION MADE (Puskar), seconded (Miko) and unanimously carried to amend the original motion to include the following modification.

Proposed staircase to be rotated 90° to an angle parallel to the rear of the deck.

Vote: Original Motion, as Amended – Unanimous MOTION CARRIED

Application #14-40 – Aleksander Lamvol
72 Dogwood Lane

MOTION MADE (Scarpelli), seconded (Miko) and unanimously carried to APPROVE Application #14-40, as presented and plans submitted.

The presence of a legal hardship has been satisfied.

Application #14-41 – Strong Start Learning Center, LLC
56 Quarry Road

MOTION MADE (Puskar), seconded (Miko) and unanimously carried to APPROVE Application #14-41, as presented.

As agreed at the time of the Public Hearing, applicant to consult with property owner (R.D. Scinto Inc.) to ensure the color of the fencing blends in with the building's façade.

Applicant and property owner to work with the Town Planner to see that appropriate landscaping is established along the outside of the fence.

There being no further business to discuss a motion was made by Commissioner Puskar and seconded by Commissioner Miko to adjourn. The September 3, 2014 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 1, 2014 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
Administrator/Clerk