

ZONING BOARD OF APPEALS
May 4, 2016

A regularly scheduled meeting of the Zoning Board of Appeals was held in the Council Chambers of the Trumbull Town Hall on Wednesday, May 4, 2016.

Members Present: Carl Scarpelli, Chairman
Dennis Miko and alternates
Lori-Ann Boveroux, Brian Reilly and 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 7:28 p.m.

In the absence of three Board members, alternates Lori-Ann Boveroux, Brian Reilly and Joseph Rescsanski were designated voting members for tonight's meeting.

PUBLIC HEARING

The request to continue the public hearing for Application #16-12, to the next regularly scheduled meeting, was addressed.

MOTION MADE (Miko), seconded (Reilly) and unanimously carried to defer the public hearing for Application #16-12 (5596 Main Street, LLC, 5596 Main Street) to June 1, 2016, as requested.

Application #16-10 – Terry Palmer
227 Tanglewood Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to conversion of a non-conforming sunroom, situated 18' from the W/S property line, into 324 sq. ft. of additional living space.

Terry Palmer, along with Philip Corrillo, presented. The submitted plans indicated no increase to the current footprint. As the conversion into living space increases the density of the existing non-conformity, a variance is required. Upon inquiry, Mr. Corrillo confirmed that the construction involved interior alterations only with no changes to the exterior façade.

Public Comment

A letter in support from the direct adjacent property owner, Jean Noce, 229 Tanglewood Road, was so noted for the record.

Application #16-11 – Maria Celina Dias Martins
4855 Madison Avenue

Variance of Art. II, Sec. 1.2.2.4 with respect to construction of a 400 sq. ft. pool/entertainment structure, exceeding the maximum square footage allowable (300 sq. ft.).

Armondo Martins of 4855 Madison Avenue represented the applicant. As the proposal meets setback requirements, the application pertains only to the proposed increase to the maximum size allowable.

The proposed structure was shown as being open on three sides and enclosed only in the rear. Upon inquiry, Mr. Martins advised there is no heating or plumbing equipment attached to the structure.

The applicant was made aware of the requirements for approval, as listed by the Assistant Town Engineer in his letter dated May 4, 2016.

Application #16-13 – Old Mine Associates, LLC
90 Monroe Turnpike

Variance of Art. II, Sec. 3.1.7.2 with respect to installation of illuminated multiple tenant directory ground sign exceeding the maximum height and area allowable and placement of an interior illuminated multiple tenant pylon sign.

Attorney Thomas Welch came forward representing the applicant.

The parcel is known as the Home Depot piece. The application consisted of two parts. 1. To increase the signage area on the Home Depot entrance sign, located on Monroe Turnpike, to allow for additional retail identification and 2. permit the establishment of a multi-tenant directional pylon sign for retail identification pertaining to the building located in the rear.

The applicant's representative noted the pylon sign poses no negative aesthetic effect, as it is located far back on the property. Attorney Welch added that because of the topography both buildings are hidden from the road, which requires visual identification from Monroe Turnpike.

Application #16-14 – 265 West 34th Street, LLC
30 Trefoil Drive

Variance of Art. II, Sec. 4.2.5 with respect to construction of 8'x25' open-sided storage structure 16.9' from the E/S property line and 34.6' from the rear property line.

Bill Carbone of Spath-Bjorklund Associates came forward representing the applicant.

The presentation began with the submission of photographs of the site area. The proposal involved approval of an open-sided covered outdoor storage facility situated on a concrete pad.

Mr. Carbone advised that the property's tenant, Sun Products, operates an on-site detergent testing facility. Used materials are stored outside in drums prior to recycling pick-up. In order to obtain an industrial permit, the State DEEP requires that the outdoor containment area be covered.

A review of the submitted photographs showed that the subject storage area is located in a rear corner of the property and well screened with vegetation.

This concluded the public hearing.

Regular Meeting

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

Application #16-10 – Terry Palmer
227 Tanglewood Road

MOTION MADE (Miko), seconded (Reilly) and unanimously carried to approve Application #16-10, as presented and plans submitted.

The submitted plan indicates no negative impact.

Application #16-11 – Maria Celina Dias Martins
4855 Madison Avenue

MOTION MADE (Miko) and seconded (Reilly) to approve Application #16-11.

It was agreed that due to the size of the structure and the potential to create additional living area, certain restrictions would be needed.

MOTION MADE (Boveroux), seconded (Reilly) and unanimously carried to amend the previous motion to include the following specific conditions.

1. Structure shall continue to remain open on three sides, as shown on the plans submitted.
2. Installation of a plumbing and/or heating system is not permitted and may not be attached to this structure.

Vote: Original Motion as Amended – Unanimous MOTION CARRIES

Application #16-13 – Old Mine Associates, LLC
90 Monroe Turnpike

MOTION MADE (Miko), and seconded (Reilly) to approve Application #16-13.

It was brought to the Board's attention that Art. II, Sec. 3.1.7 (h) specifies that landscaping improvements be provided around the base of the signage.

MOTION MADE (Rescsanski), seconded (Reilly) and unanimously carried to amend the original motion to include the following specific condition.

1. Base area of signage to be landscaped in accordance with the recommendations of the Town Tree Warden

Vote: Original Motion, as Amended – Unanimous MOTION CARRIES

Application #16-14 – 265 West 34th Street, LLC
30 Trefoil Drive

MOTION MADE (Miko), seconded (Boveroux) and unanimously carried to approve Application #16-14, as presented and plans submitted.

No visual impact indicated.

There being no further business to address, a motion was made by Dennis Miko and seconded by Lori-Ann Boveroux to adjourn.

The May 4, 2016 meeting of the Zoning Board of Appeals adjourned at 7:55 p.m. with unanimous consent.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Wednesday, June 1, 2016 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
ZBA Administrator/Clerk