

Town of Trumbull
CONNECTICUT

Planning and Zoning
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ZONING BOARD OF APPEALS
WEDNESDAY, JANUARY 3, 2024, MINUTES

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held at Trumbull Town Hall Council Chambers on Wednesday, January 3, 2024.

MEMBERS PRESENT: Rob Saunders – Chairman
Steve Elbaum – Vice Chairman
Richard Mayo – Secretary
Matthew Reale
Kim DiCorpo
Catherine Creager - Alternate
Joseph Rescsanski - Alternate

MEMBERS ABSENT: None.

ALSO PRESENT: Brian Fitzgerald – Zoning Enforcement Officer
Attorney James Cordone – Town Attorney
Gia Mentillo – ZBA Clerk
Trumbull Community Television

A quorum being present, Chairman Saunders called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

MOTION MADE (Reale), seconded (Mayo) to approve the December 6, 2023, minutes.
Vote: 5-0 Motion Carried

PUBLIC HEARING and WORK SESSION:

Chairman Saunders explained the basic rules of the meeting and noted that no alternate Board members would be voting.

**Application #24-01 – 35 Rose Terrace
BM Pro Builders**

A 7.5' front lot line setback variance, where 50' is required and 42.5' is proposed, to construct a garage addition in a Residential Zone A, under Article III of the Trumbull Zoning Regulations.

Ailton Goncalves, owner of 35 Rose Terrace, stated his request for a variance to build a second bay on his existing one-car garage. The existing garage is too small for a modern size vehicle, and Mr.

Goncalves like room to store a second vehicle. Commissioner Reale clarified that the proposed work is for a relatively small bump out where the current garage sits.

Public Comment: There was no public comment made.

Work Session: There was no additional comment from the Board.

Engineering Comment: Prior to engineering approval, applicant must show compliance with the Administrative Policy for Stormwater Management and obtain a driveway permit.

Motion Made (Elbaum), Seconded (Reale), to approve with conditions **Application #24-01 – 35 Rose Terrace, BM Pro Builders.**

Vote: 5 – 0 Motion Carried

Application #24-02 – 19 Chestnut Street

Mark Halstead for Cameron Dauterive

A front lot line setback variance on Chestnut Street of 2.6', where 50' is required and 47.4' is proposed; a front lot line setback variance of 6.9' on Orchard Street, where 50' is required and 43.1' is proposed; a side lot line setback variance of 11.7', where 20' is required and 8.3' is proposed; and a rear lot line setback variance of 4.3', where 50' is required and 45.7' is proposed in a Residential Zone A, under Article III of the Trumbull Zoning Regulations.

Mark Halstead, architect and representative of Cameron Dauterive, stated a variance request to construct an addition on the existing dwelling which would include an in-law apartment and maintain the character of the existing home / neighborhood. The proposed work conforms to the allowed lot coverage for this area and is not oversized for the lot. He stated the buildable area of the lot, based on setback requirements, to be minimal and restrictive, largely because the lot in question is on a corner with two frontages and undersized for the zone. Mr. Dauterive submitted a letter of support to the record from Tim and Laurie Shepard of 15 Chestnut Street which Chairman Saunders read aloud. Mr. Halstead stated he previously did work for the Shepard's who received a very similar variance a few years ago.

Public Comment: There was no public comment made.

Work Session: Chairman Saunders stated the application to be relatively straight forward and voiced his support. Commissioner Reale stated there to be a clear, well-articulated hardship.

Engineering Comment: Prior to engineering approval, applicant must show compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards.

Motion Made (Reale), Seconded (DiCorpo), to approve with conditions **Application #24-02 – 19 Chestnut Street, Mark Halstead for Cameron Dauterive.**

Vote: 5 – 0 Motion Carried

Chairman Elbaum asked for a motion to adjourn, motion made (Reale) and seconded (Mayo). The January 3, 2024, meeting of the Zoning Board of Appeals adjourned at 7:12 p.m. with unanimous consent.

Dated at Trumbull, CT this 4th day of January, 2024.

By: Gia Mentillo, ZBA Clerk