

Town of Trumbull
CONNECTICUT

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ZONING BOARD OF APPEALS

WEDNESDAY, FEBRUARY 2, 2022 MINUTES

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held via videoconferencing on Wednesday, February 2, 2022.

MEMBERS PRESENT: Steven Elbaum - Chairman
Rob Saunders - Vice Chairman
Richard Mayo - Secretary
Catherine Creager
Matthew Reale
Tatiana Rampino - Alternate

MEMBERS ABSENT: Brian Reilly - Alternate
Joseph Rescsanski - Alternate

ALSO PRESENT: Douglas Wenz – Zoning Enforcement Officer
William Chin – Director, Trumbull IT
Gia Mentillo – ZBA Clerk

A quorum being present, Chairman Elbaum called the meeting to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

Chairman Elbaum asked whether any commissioners would like to step down from their current position on the Board. All voiced willingness to continue their current positions. The Chairman asked if anyone would like to run for a new position, and the Board replied no.

MOTION MADE (Reale), seconded (Creager) to elect Steven Elbaum as Chairman, Rob Saunders as Vice Chairman, and Richard Mayo as secretary.

Vote: 5-0 Motion Carried

ACCEPTANCE OF MINUTES:

MOTION MADE (Saunders), seconded (Reale) to approve the December 1, 2021 minutes.

Vote: 5-0 Motion Carried

PUBLIC HEARING and WORK SESSION:

Chairman Elbaum noted Atty. Cordone's absence and explained the basic rules of the meeting, noting that the meeting was conducted pursuant to Connecticut Public Act 21-2. He remarked that the agenda and all associated materials were posted on the Town of Trumbull website 24 hours in advance of the meeting.

Application # 22-01 – 147 Shelton Road Nicole and David Polly

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec 1 to construct an 1158 sq. ft. apartment addition at the W/S rear lot line, 27.2' at its closest point.

Nicole and David Polly introduced themselves as the owners of 147 Shelton Road. Nicole Polly stated that they are looking to construct a carriage house with an attached breezeway to the side of their home, noting that the structure will have an in-law apartment for her recently disabled mother who is now in need of at-home care. Mrs. Polly stated that the proposed location of the structure was necessitated by the width of the breezeway and placement of their driveway. She explained that the breezeway needs to allow for passage of an oil truck as the access point to their oil tank is at the rear of the home. She further noted that it would be best to have the carriage house in-line with the existing driveway to allow her mother to pull straight in.

Chairman Elbaum referred to staff notes which indicated that there was room to place the structure elsewhere on the property, within the setback requirements. Mrs. Polly stated that it would not be ideal as it would significantly limit, if not prohibit, access to the oil tank and cause increased difficulty for her mom entering and exiting the garage. She noted that their property is entirely surrounded by town property and, therefore, an encroachment to side setbacks does not impact any neighbors.

Commissioner Rampino asked whether the structure will be attached to the house. Mrs. Polly confirmed this to be true, noting the breezeway would be heated.

Commissioner Reale asked whether the oil tank access point could be relocated at all. Mrs. Polly explained that this was not possible due to the fact that the house has a French drain system in the basement. Commissioner Reale asked if he was accurate in interpreting the hardship to be the placement of the house on the property which inhibits access to the oil tank and necessitates an widened breezeway which results in an encroachment to side setbacks. Mrs. Polly confirmed this to be true.

Public Comment: None.

Work Session: Chairman Elbaum stated that the applicants presented legitimate reasoning for the proposed placement of the structure, noting that he is in support of the application because there are no neighbors who will be impacted.

Commissioner Reale stated he felt there was a viable hardship presented.

