

Town of Trumbull
CONNECTICUT

Planning and Zoning
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ZONING BOARD OF APPEALS
WEDNESDAY, APRIL 6, 2022 MINUTES

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held at the Trumbull Town Hall Council Chambers (5866 Main Street) on Wednesday, April 6, 2022 at 7:00pm.

MEMBERS PRESENT: Steve Elbaum, Chairman
Richard Mayo, Secretary
Matthew Reale
Catherine Creager

MEMBERS ABSENT: Rob Saunders, Vice Chairman
Joseph Rescsanski, Alternate
Brian Reilly, Alternate
Tatiana Rampino, Alternate

ALSO PRESENT: Douglas Wenz, Zoning Enforcement Officer
Attorney James Cordone, Town Attorney
Gia Mentillo, ZBA Clerk
Trumbull Community Television

A quorum being present, Chairman Elbaum called the meeting to order at 7:06 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

MOTION MADE (Creager), seconded (Mayo) to approve the February 2, 2022 meeting minutes.

Vote: 4-0 Motion Carried

PUBLIC HEARING:

Chairman Elbaum informed that, because only four commissioners were present at the time of the meeting, applicants have the option to continue their applications to the next regularly scheduled ZBA meeting as they would need all four present members to vote affirmatively for an application to pass.

Atty. Cordone announced that Douglas Wenz will be retiring in the upcoming week and thanked him for his contributions on behalf of both himself and First Selectman Vickie A. Tesoro. Atty. Cordone presented a certificate of recognition to Mr. Wenz. Commissioners individually thanked Mr. Wenz for his thorough work and insightful knowledge and wished him well in future endeavors. Mr. Wenz thanked Commissioners for their service as well and thanked the town for the recognition.

Chairman Elbaum stated that the Commission would be returning to the regular meeting format of hearing all applications before entering into a work session at end of the meeting. The public was informed that they may listen but not speak during the work session portion of the meeting.

Application # 22-02 – 24 Rennison Road

Scott Farquharsen of Baybrook Remodelers for Thomas Stroud

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec 1 to add a second story over the garage, 44' from the front lot line and 8.1' from the E/S lot line.

Ken Carny (residing at 45 Green Hill Road, Orange, CT) introduced himself as the owner and contractor of Baybrook Remodelers representing the variance application for 24 Rennison Road. He stated that a variance is being sought to build a second story, two (2) bedroom addition over an existing garage resulting in no change to the existing footprint of the home. This would necessitate allowing a front yard setback of 43.9 feet were 50 feet is required and a side yard setback of 8.1 feet were 20 feet is required. According to AA zone regulations lots must be a minimum of one (1) acre in size and have 150 feet of frontage, but the lot in question is only .29 acres with 90 feet of frontage, meaning this is a pre-existing non-conforming lot. The proposed variance will not increase the current non-conformity. The addition is being placed directly over the garage to keep the look of the come similar to that of others in the area.

Public Comment: None.

Application # 22-03 – 366 Edison Road

Erika Fomanek

Variance of Art. I, Sec 4.3.1 and Art. III, Sec. 1 to add a shed dormer at the rear of the house, 11' from the E/S lot line and 12' from the W/S lot line.

Erika Fomanek introduced herself as owner of 366 Edison Road seeking a variance to construct a second floor, rear shed dormer, encroaching two (2) feet into the side yard setback requirements for the property in either direction of the home. She stated this to be the only option for expanding the home and add a second bathroom for a growing family.

Chairman Elbaum asked for confirmation that the variance being sought is simply to allow a two (2) foot encroachment into the side yard setbacks. Commissioner Reale asked for confirmation that this was a pre-existing, non-conforming lot. Ms. Fomanek confirmed both statements this to be true.

Public Comment: None.

Application # 22-04 – 45 Lincoln Street

Henry Schober

Variance of Art. I, Sec 4.3.1 and Art. III, Sec 1 to construct a 24.4' x 12' garage, 40' from the front lot line.

Henry Schober introduced himself as the owner of 45 Lincoln Street seeking a variance to the 50 foot front setback requirement for the property to construct a garage. He stated that the existing structure is currently 41 feet from the front yard property line with a one (1) car attached garage which he hopes to

expand to a two (2) car garage to accommodate the number of cars in the driveway. He stated that due to the number of drivers in his house hold and limited driveway space, residents have to continuously shuffle the vehicles around to avoid parking in the street.

Chairman Elbaum asked for confirmation that the variance is only to the side yard setback requirements and asked whether Mr. Schober had spoken to his neighbor at 41 Lincoln Street. Mr. Schober replied yes to both, adding that all the neighbors he spoke to were okay with the proposed variance.

Public Comment: None.

**Application # 22-05 – 30 Winslow Road
Daniel Estrada**

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 to construct to following: (1) Add a 12.2' x 3.3' bump out at left front of dwelling, 30.9' from the front lot line and 13.2' from the E/S lot line. (2) Add an 813 sq. ft. second story addition on the left side of dwelling, 13.1' from the E/S lot line. (3) Add a 656 sq. ft addition over the existing front of dwelling, 30.9' from the front lot line and 16.5' from the E/S lot line. (4) Add a 6.8'x2.9' bump out at right front of dwelling, 31.1' from the front lot line. (5) Add a 228 sq. ft. 1st floor addition at the right side of the dwelling, 37' from the front lot line.

Daniel Estrada introduced himself as the resident and applicant of 30 Winslow Road seeking a variance to build a 1200 square foot second story on the existing house. He informed that the variance is specifically for a 600 square foot portion of the addition that lies outside the front yard setback requirements.

Chairman Elbaum asked for confirmation that the residence is located at the end of a dead-end street and that all neighbors had been spoken to. Mr. Estrada confirmed both to be true, noting that the neighbors have all been supportive of the proposed work.

Commissioner Reale asked for clarification on the application, noting that the application indicates that the property is a “non-conforming use or building.” He asked whether it should have actually been identified as a “non-conforming lot.” Mr. Wenz confirmed that it is referring to a “non-conforming lot.” Mr. Estrada also confirmed that it should be a “non-conforming lot.”

Public Comment: None.

WORK SESSION:

Motion Made (Mayo), Seconded (Creager), to approve **Application #22-02 – 24 Rennison Road, Scott Farquharson of Baybrook Remodelers for Thomas Stroud.**

Vote: 4-0

Motion Carried

Motion Made (Creager), Seconded (Mayo), to approve **Application #22-03 – 366 Edison Road, Erika Fomanek.**

Vote: 4-0

Motion Carried

Commissioner Reale stated that this is a pre-existing, non-conforming lot, creating a hardship.

Motion Made (Mayo), Seconded (Reale), to approve with conditions **Application #22-04 – 45 Lincoln Street, Henry Schober.**

Vote: 4-0

Motion Carried

Chairman Elbaum stated that the requested variance is minor and there are no neighbors opposed, so he has no concerns.

Engineering comments: Prior to engineering approval, applicant must show compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards. Applicant must also obtain driveway and Sanitary Sewer permits.

Motion Made (Reale), Seconded (Creager), to approve with conditions **Application #22-05 – 30 Winslow Road, Daniel Estrada.**

Vote: 4-0

Motion Carried

Chairman Elbaum stated that the requested variance appeared to be minor, and Commissioner Creager agreed.

Engineering comments: Prior to engineering approval, applicant must show compliance with the Administrative Policy for Stormwater Management.

Chairman Elbaum asked for a motion to adjourn, motion made (Creager) and seconded (Mayo). The April 6, 2022 meeting of the Zoning Board of Appeals adjourned at 7:25 p.m. with unanimous consent.

Dated at Trumbull, CT this 12th day of April, 2022.

By: Gia Mentillo, ZBA Clerk