

NOTICE OF DECISIONS

The Zoning Board of Appeals of the Town of Trumbull, after public hearing thereon, has taken action on November 5, 2025, with respect to the applications as follows:

Application 25-23: Lot 38 Pinewood Trail, Peter & Hildegard Boyne. The applicants are requesting a 55' road frontage variance, where 150' is required and 95' is proposed; a 20' front lot setback variance, where 50' is required and 30' is proposed; a 4.9' side lot setback variance, where 20' is required and 15.1' is proposed; and a 31,721SF lot size variance, where 43,560SF is required and 11,839SF is proposed, to construct a new home in Residential Zone AA under Article III of the Trumbull Zoning Regulations. **APPROVED WITH CONDITIONS**

Application 25-24: 163 North Street, Mariana Lage for Jorge Luiz Ribiero Jr. The applicant is requesting a 6.9' side lot setback variance, where 20' is required and 13.1' is proposed, to construct an addition in Residential Zone AA under Article III of the Trumbull Zoning Regulations. **APPROVED WITH CONDITIONS**

Application 25-25: 27 Stoneleigh Road, Magnus & Sharon Nilerud. The applicants are requesting a 3.9' front lot setback variance, where 50' is required and 46.1' is proposed, to construct a front porch in Residential Zone AA under Article III of the Trumbull Zoning Regulations. **APPROVED**

Application 25-26: 6567 Main Street, Jay Nahlawi for Trumbull Super Stop Realty LLC. The applicant is requesting a 10' 4 ¼" rear lot setback variance, where 50' is required and 39' 7 ¾" is proposed, for a newly built rear staircase in Residential Zone A under Article III of the Trumbull Zoning Regulations. **APPROVED**

Application 25-27: 260 Old Town Road, Attorney Robert Bellitto for Ailton Goncalves & Luis Vaz. The applicants are requesting the following: minimum lot coverage variances of 14,960SF, where 21,780SF is required and 6,820SF is proposed, for lot A; a 15,780SF variance, where 21,780SF is required and 6000 SF is proposed, for lot B; a minimum road frontage variance of 50.8', where 125' is required and 74.20' is proposed, for lot A; minimum road frontage variance of 65', where 125' is required and 60' is proposed, for lot B; a 29' front lot setback variance, where 50' is required and 21' is proposed, for lots A and B; a 4.5' side yard setback variance, where 20' is required and 15.5' is proposed, for lots A and B; a 31' rear lot setback variance, where 50' is required and 19' is proposed, for lots A and B; a 2.5% maximum lot coverage variance, where 25% is required and 27.5% is proposed, for lot B; a maximum floor area ratio variance of .056 from 0.29 to 0.346 for lot A; and a maximum floor area ratio variance of .103 from 0.29 to 0.393 for lot B. **Public hearing closed. Deliberations TABLED.**

Application 25-28: 12 Nokomis Drive, Marianne Lage for Jonathan Estelai. The applicant is requesting a 1.3' front lot setback variance, where 50' is required and 48.7' is proposed, to construct an addition in Residential Zone A, under Article III of the Trumbull Zoning Regulations. **APPROVED WITH CONDITIONS**

Effective Date of Action has been set for November 22, 2025.

Dated at Trumbull, CT this 6th day of November 2025 by Gia Mentillo, Clerk.