

NOTICE OF DECISIONS

The Zoning Board of Appeals of the Town of Trumbull, after public hearing thereon, has taken action on January 7, 2026, with respect to the applications as follows:

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. **DENIED**

Application 25-30: 260 Old Town Road, Attorney Robert Bellitto for Ailton Goncalves & Luis Vaz. The applicants are requesting a 28.1' corner lot setback variance on Old Town Road, where 50' is required and 29.1' is proposed on Lot A, in Residential Zone A under Article III of the Trumbull Zoning Regulations. **DENIED WITHOUT PREJUDICE**

Application 26-01: 18 Fern Circle, Bryce & Karen Bollert for Pollyann K. Owen Est. c/o Timothy K. Owen. The applicant is requesting a 16,977SF lot size variance, where 43,560SF is required and 26,583SF is proposed, for a lot line revision that will increase the lot size of 32 Fern Circle in Residential Zone AA under Article III of the Trumbull Zoning Regulations.

APPROVED

Application 26-02: 51 Zephyr Road, Joseph R. Mastroluca. The applicant is requesting a 17.5' front lot setback variance on Magnolia Rd, where 50' is required and 32.5' is proposed, to construct an addition in Residential Zone A under Article III of the Trumbull Zoning Regulations. **APPROVED WITH CONDITIONS**

Application 26-03: 52 Ascolese Road, Claude Duzant for Christopher DeCruze & Emily Rose. The applicants are requesting a 29.9' variance, where 50' is required and 20.1' is proposed, to construct a workshop in Residential Zone A under Article II, sec. 1.1.2 & Article III of the Trumbull Zoning Regulations. **APPROVED**

Effective Date of Action has been set for January 23, 2026.

Dated at Trumbull, CT this 8th day of January 2026 by Gia Mentillo, Clerk.