

**ZONING BOARD OF APPEALS
December 5, 2012**

A regularly scheduled meeting of the Zoning Board of Appeals, of the Town of Trumbull, was held in the Council Chambers of the Trumbull Town Hall on Wednesday, December 5, 2012.

Members Present: Michael Muir, Chairman
David Preusch, Richard Puskar, Joseph Vitrella and alternates
William Malmstedt and Dennis Miko

Also Present: Douglas Wenz, ZEO

The following is a brief summary of the meeting. A complete record is on tape, on file, in the office of the Zoning Board of Appeals.

A quorum being present, the Chairman called the meeting to order at 7:35 p.m.

In the absence of Commissioner Scarpelli, alternate William Malmstedt was designated the fifth voting member for tonight's meeting.

The request for a continuance of the Public Hearing for Application #12-23 (The Silverman Group, 126 Monroe Turnpike) was considered.

MOTION MADE (Puskar), seconded (Vitrella) and unanimously carried to continue the Public Hearing for Application #12-23 until the next regular scheduled meeting date (January 2, 2013).

Application #12-21 – Linda Edwards
6279 Main Street

Variance of Art. I, Sec. 4.1.1 and Art. III, Sec. 1 with respect to insufficient yard requirements to increase the existing non-conforming use to construct a 12'x20' screened in porch 8.24' from the N/S property line.

The applicant, Linda Edwards, appeared. Ms. Edwards informed that upon consulting with the Town Planner the proposed location was determined to be the most feasible site. The submitted plan showed the proposed porch situated in the rear yard and parallel to the house.

Application #12-22 – Mike and Nina Merkin
22 Sunrise Avenue

Variance of Art. I, Sec. 4.1.1 and Art. III, Sec. 1 and 2.3 with respect to insufficient yard requirements to increase the existing non-conforming use to construct a 36.6'x8' covered porch, on a corner lot, 24.1' from the front property line (including stairs) and 24.2' from the E/S property line (Parallel Street), as well as construction of a 20.6'x6' garage expansion 44.8' from the front property line.

The presentation was conducted by the applicant, Nina Merkin. The porch was shown to be roofed but otherwise opened. No impact to the site line to the corner of Parallel Street was indicated. Upon

inquiry, Ms. Merkin advised that the proposed garage construction would not eliminate the existing row of evergreens, which will provide buffering to the adjacent property owner.

This concluded the Public Hearing.

REGULAR MEETING

Election of Officers

Office of Chairman – MOTION MADE (Puskar), seconded (Preusch) for the nomination of Michael Muir for the office of Chairman. There being no further nominations, Commissioner Muir unanimously elected Chairman of ZBA.

Office of Vice-Chairman – MOTION MADE (Muir) and seconded (Vitrella) for the nomination of Richard Puskar for the office of Vice-Chairman. There being no further nominations, Commissioner Puskar unanimously elected Vice-Chairman of ZBA.

Office of Secretary – MOTION MADE (Muir) and seconded (Puskar) for the nomination of Carl Scarpelli for the office of Secretary. There being no further nominations, Commissioner Scarpelli unanimously elected Secretary of ZBA.

Pending Applications

Tonight's applications were then considered and the Commission took action, as follows.

Application #12-21 – Linda Edwards
6279 Main Street

MOTION MADE (Puskar), seconded (Vitrella) and unanimously carried (Muir, Malmstedt, Preusch, Puskar, Vitrella) to approve Application #12-21, as presented and plans submitted.

The Commission deemed the proposal to be a minor deviation to the existing non-conformity with no negative impact to the adjacent properties.

Application #12-22 – Michael and Nina Merkin
22 Sunrise Avenue

MOTION MADE (Vitrella), seconded (Puskar) and unanimously carried (Muir, Malmstedt, Preusch, Puskar, Vitrella) to approve Application #12-22, as presented and plans submitted.

The proposal, as presented, showed no negative impact to the corner sightlines. The proposed construction was consistent with other homes in the area.

Schedule 2013 Meeting Dates

The proposed schedule, as prepared by the Clerk, was reviewed.

MOTION MADE (Muir), seconded (Vitrella) and unanimously carried (Muir, Malmstedt, Preusch, Puskar, Vitrella) to accept the schedule of 2013 meeting dates, as presented.

There being no further business to discuss a motion was made by Commissioner Puskar and seconded by Commissioner Vitrella to adjourn. The December 5, 2012 meeting of the Zoning Board of Appeals adjourned at 8:00 p.m. with unanimous consent.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Wednesday, January 2, 2013 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
Clerk of the Zoning Board of Appeals