

ZONING BOARD OF APPEALS
October 2, 2013

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, October 2, 2013.

Members Present: Michael Muir, Chairman
David Preusch, Carl Scarpelli, Joseph Vitrella and alternates
Richard Mayo and Dennis Miko

Also Present: Douglas Wenz, Zoning Enforcement Officer

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 located in the Trumbull Town Hall.

In the absence of Commissioner Puskar, alternate Dennis Miko was designated the fifth voting member for tonight's meeting.

PUBLIC HEARING

Application #13-24 – George and June Chiodo
70 Blackhouse Road

Variance of Art. I, Sec. 4.2.1 and Art. III, Sec. 1 with respect to expanding an existing non-conforming structure, on a corner lot, to construct a second floor addition along with a front porch 31' from the front property line and 20' from the street side (Randolph Place), including stairs and a two-story addition with a 26'x24' attached garage, 21' from the street side (Randolph Place) at its closest point, including stairs.

The applicant George Chiodo came forward

The 1,823 ranch style dwelling, which is located on a .39 acre corner lot, is pre-existing nonconforming relative to lot size and front and east side minimum setback requirements. The existing setbacks were indicated as 39.2' from the front lot line and 33' on the east side (Randolph Place). Upon inquiry, the applicant specified the height of the structure to be approximately 36' and that the east side addition would consist of a kitchen and dining room. The proposed garage was moved closer to Randolph Place to allow for the construction of a deck.

The presentation concluded with the submission of the following letters in support of the proposed project: Concetta Fiore, 9 Randolph Place; Carlos Rivera, 56 Blackhouse Road; Shirley Wakin, 7 Randolph Place; Iris A. Desilets, 12 Randolph Place and Robert Pinto; 8 Randolph Place.

Application #13-25 – John G. Plasko
670 Daniels Farm Road

Variance of Art. II, Sec. 1.2.2.2 with respect to construction of a 30'x70' workshop, exceeding the maximum size allowable (300 sq. ft.) and height allowable (15') and to permit installation of a 16'x8' door and 9'x8' door exceeding the maximum width allowable (6').

The presentation was conducted by the applicant. The proposal would replace the temporary greenhouse that was destroyed by winter storms. The submitted plans showed the proposed storage facility would be constructed on the same footings and attached to the existing greenhouse. Two large rolling doors were to be installed for access. The applicant presented photographs of the site area, which were reviewed and submitted into the record.

Public Comment

Al Zamary of Mayflower Drive, an abutting property owner, conveyed his complete support of the proposed project.

Application #13-26 – Vincent Lombardo, Jr.
6 Lynnbrook Road

Variance of Art. III, Sec. 1 with respect to construction of a front porch and one-story addition 46.8' from the front property line, at its closest point.

Attorney Robert Rosati reviewed the proposal on behalf of the applicant.

The submitted plans indicated a two part construction project. The proposed one-story addition and deck in the rear conforms to setback requirements. The requested variance relates to the proposed open front porch and one-story addition to be constructed 46.8' from the front lot line. Upon inquiry, Attorney Rosati confirmed that there are no stairs connected to the front porch.

Mr. Rosati described the project as being an aesthetic enhancement to both the home and the neighborhood.

Application #13-27 – ABM Brothers, Inc.
Re-subdivision of Lot 2, as shown on proposed subdivision map
dated 9-9-13, with street address of 6540 Main Street

Variance of Art. III, Sec. 1 with respect to insufficient lot area (Lot 2B 1.36 acres) and road frontage requirements (Lot 2B, 243.15 ft.) to re-subdivide property into two lots.

Attorney Frederick Ehrsam presented the proposal on behalf of the applicant. As a minimum of two acres is required in a B-C zone, a variance is needed for the proposed Lot 2B. Road frontage was also indicated as being slightly under the required 250 feet. Attorney Ehrsam noted that a 6,000 sq. ft. building was approved by P&Z for this parcel and would be located on the newly created Lot 2B. The staff report issued by the Town Planner confirmed that the proposed subdivision would not bring the building into non-conformity.

The stated hardship relates to the on-site watercourse (Ferrar Brook), which results in the creation of an unusual lot line to bring Lot 2B into conformance with the regulations. The project engineer, David Bjorklund, advised that the more feasible option was to divide the property along the watercourse.

In response to an inquiry concerning the loss of restaurant parking from the property split, Attorney Ehrsam informed that the available parking on Lot 2A surpasses the number of spaces required under the regulations.

A letter in opposition, submitted by Daniel Bender of Broadway Road, was then read for the record. Mr. Bender concerns centered on traffic and existing noise issues related to the on-site restaurant.

This concluded the Public Hearing.

REGULAR MEETING

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

Application #13-24 – George and June Chiodo
70 Blackhouse Road

MOTION MADE (Vitrella), seconded (Scarpelli) and unanimously carried (Muir, Miko, Preusch, Scarpelli, Vitrella) to approve Application #13-24, as presented and plans submitted.

Project conforms to the character of the surrounding neighborhood.

Commissioner Preusch interjected that though he was not opposed to the application, he found the submitted plans to be inadequate. A more detailed plan would be helpful in determining the reasonableness of a proposal and if a viable alternate is available. The proposal should include information on what they are doing and why they are doing it.

Application #13-25- John G. Plasko
670 Daniels Farm Road

MOTION MADE (Scarpelli), seconded (Vitrella) and unanimously carried (Muir, Miko, Preusch, Scarpelli, Vitrella) to approve Application #13-25, as presented and plans submitted.

Storm damage has necessitated the proposed re-construction.

Application #13-26 – Vincent R. Lombardo, Jr.
6 Lynnbrook Road

MOTION MADE (Scarpelli), seconded (Vitrella) and unanimously carried (Muir, Miko, Preusch, Scarpelli, Vitrella) to approve Application #13-26, as presented and plans submitted.

Requested variance was determined to be minor in nature with no negative impact.

Application #13-27 – ABM Brothers
2 Lot Subdivision
6540 Main Street

MOTION MADE (Vitrella), seconded (Scarpelli) and unanimously carried (Muir, Miko, Preusch, Scarpelli, Vitrella) to approve Application #13-27, as presented and plans submitted.

Due to the property's layout, a more natural lot line is obtained by separating the parcel along the existing watercourse.

There being no further business to address a motion was made by Commissioner Scarpelli and seconded by Commissioner Vitrella to adjourn. The October 2, 2013 meeting of the Planning and Zoning Commission adjourned at 8:30 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, November 6, 2013 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
ZBA Administrator/Clerk