

ZONING BOARD OF APPEALS
January 8, 2014

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, January 8, 2014.

Members Present: Michael Muir, Chairman
Richard Mayo, Dennis Miko, Richard Puskar, Carl Scarpelli and alternate
Steven Elbaum

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.

With a quorum being present, the Chairman called the meeting to order at 7:38 p.m.

PUBLIC HEARING

Application #14-01 – Quatrella & Rizio LLC, Agent for
Carmine and Carol Sansone

Two lot subdivision, as shown on proposed subdivision map dated 9/2/13, with street address of 110 Fernwood Road.

A request for a continuance of the Public Hearing for the subject application was read for the record.

MOTION MADE (Scarpelli), seconded (Puskar) and unanimously carried (Muir, Mayo, Miko, Puskar, Scarpelli) to continue the Public Hearing for Application #14-01 to the next regular scheduled meeting (February 5, 2014).

Application #14-02 – Joseph Giacobbe
14 Val-De-Mere Avenue

Variance of Art. 1, Sec. 4.2.1 and Art. III, Sec. 1 with respect to expansion of an existing non-conforming structure to construct an attached two-car garage (for a total of 3 garage spaces), with rooms above, 35.5' from the front property line.

The property owner, Joseph Giacobbe of 90 Arden Road, came forward.

The submitted plans indicated construction of an attached two-car garage, at basement level, with rooms above. Mr. Giacobbe advised that the existing two-car detached garage would be converted into one bay with the remaining floor area renovated into a workshop. A partition will be constructed separating the garage area from the workshop. The garage will be equipped with one overhead garage door; with a six foot entry door being proposed for the workshop area.

The applicant informed that the structure, as it now exists, is rundown and that the proposed renovations would bring improvement, appearance wise, to the home and the neighborhood.

A memo from the Town Engineer, dated January 2, 2014, listing the engineering requirements necessary for construction was read for the record. The applicant indicated his consent to the conditions, as noted.

Application #14-03 – Steven and Barbara Skrebutenas
25 Linley Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to expanding an existing non-conforming structure to construct a front porch 19.8' from the front property line, including stairs and 18.6' from the W/S property line.

The presentation was conducted by the applicant, Steven Skrebutenas.

The proposal involved construction of an 8' wide covered porch within the designated setback area. All other construction included in this project meets setback requirements. Mr. Skrebutenas maintained that the proposal will bring aesthetic improvements to the home.

The applicant was made aware of the two non-conforming sheds located in the rear, which will need to be removed.

The requirements of the Town Engineer pertaining to the proposed construction, as listed in his memo dated 1/2/14, were read for the record. The applicant agreed to all conditions, as stated.

Application #14-04 – Lorraine Iwakiewicz
6961 Main Street

Variance of Art. I, Sec. 3.39 with respect to increasing an existing daycare facility from 32 children to 50 children.

Attorney Raymond Rizio along with the applicant and owner of Creative Development Daycare, Lorraine Iwakiewicz, conducted the presentation.

Ms. Iwakiewicz received approval to operate a daycare center for 32 children in 1995. Two succeeding applications to increase the number of children were denied by this Board.

Mr. Rizio advised that the application before us tonight differs from those prior, as the floor area of the center has been increased due to the elimination of the existing two bedroom apartment. This additional floor space was to be converted into a quite area for infant care.

The parking concerns relative to the previous applications have been addressed with the proposed 12 additional spaces on the front and side of the building increasing the parking area from 7 to 19 spaces. Attorney Rizio also proposed, as a condition of approval, establishment of an L-shaped berm, with evergreens, to screen the parking area from the neighboring properties on Main St. and Cedar Hill Dr.

Hours of operation were noted as being 7:00 a.m. to 6:00 p.m. Monday – Friday with the center being closed on weekends. Attorney Rizio maintained that the proposal presented no potential traffic impact and no negative effect to the neighborhood.

Public Comment

Glenn Baxter, 40 Cedar Hill Dr. and Randy Hood, 70 Cedar Hill Dr. spoke in opposition bringing traffic and safety concerns to the Board's attention.

The recommendations of the Town Engineer, which the applicant indicated agreement to, were then read for the record.

A letter, submitted by Doug Jackens of 6971 Main Street, relayed light pollution concerns and questions pertaining to the type of uses allowable within this zone.

In conclusion, the applicant's representative indicated the following as being acceptable as conditions of approval. 1. Lessen the intensity to 9 additional children in lieu of the requested 18. 2. Buffer the new play area with fencing. 3. Establishment of a berm with evergreens to screen the parking area from Main St. and Cedar Hill Dr. 4. Lighting within the parking area to be shielded and shining downward.

As part of the Public Hearing a petition of support and photographs of the site area were submitted for the record.

REGULAR MEETING

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

Application #14-02 – Joseph Giacobbe
14 Val-De-Mere Avenue

MOTION MADE (Scarpelli), seconded (Miko) to approve Application #14-02.

MOTION MADE (Scarpelli), seconded (Miko) and unanimously carried to amend the original motion to include the following specific conditions.

1. Approval subject to the recommendations of the Town Engineer, as stated in his letter dated January 2, 2014.
2. Existing two-car garage to be reduced to one bay with one overhead garage access door and the remaining floor area converted into a workshop. A partition shall be constructed separating the garage area from the workshop. The workshop access door shall not exceed 6' in width.

Vote: Original Motion, as Amended – Unanimous
MOTION CARRIES

Application #14-03 - Steven and Barbara Skrebutenas
25 Linley Road

MOTION MADE (Puskar), seconded (Scarpelli) and unanimously carried to approve Application #14-03 subject to the following specific conditions.

1. Approval subject to the recommendations of the Town Engineer, as stated in his letter dated January 2, 2014.

2. The two non-conforming portable sheds, situated in the rear yard, to be removed.

Application #14-04 – Lorraine Iwaskiewicz
6961 Main Street

MOTION MADE (Puskar), seconded (Scarpelli) and unanimously carried to modify and approve Application #14-04 subject to the following.

1. Application modified to allow the number of children to be increased from 32 to 41 (a total of 9 additional children).
2. A berm topped with evergreens, as approved by the Town Tree Warden, shall be established to screen the parking area from the neighboring properties located on Cedar Hill Road and Main Street.
3. Play area to be enclosed with fencing.
4. Lighting in parking area to be shielded and shining downward.
5. Approval is subject to the recommendations of the Town Engineer, as stated in his letter dated January 2, 2014.

There being no further business to discuss a motion was made by Commissioner Puskar and seconded by Commissioner Scarpelli to adjourn.

The January 8, 2014 meeting of the Zoning Board of Appeals adjourned at 9:10 P.M. with unanimous consent.

Respectfully submitted,

Helen Granskog
Administrator/Clerk

