

**ZONING BOARD OF APPEALS
December 2, 2015**

A regularly scheduled meeting of the Zoning Board of Appeals was held in the Council Chambers of the Trumbull Town Hall on Wednesday, December 2, 2015.

Members Present: Dennis Miko, Carl Scarpelli and alternates Brian Reilly, Joseph Rescsanski

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.

Tonight's meeting chaired by Carl Scarpelli.

A quorum being present the Chairperson called the meeting to order at 7:30 p.m.

In the absence of Commissioners Elbaum, Mayo and Puskar, alternates Brian Reilly and Joseph Rescsanski were designated the third and fourth voting members for tonight's meeting.

The agenda, as posted in the Town Clerk's office, was then addressed.

ELECTION OF OFFICERS

Chairman

MOTION MADE (Miko) and seconded (Reilly) nominating Carl Scarpelli for the office of Chairman. There being no further nominations Commissioner Scarpelli unanimously elected Chairman of the Zoning Board of Appeals.

Vice-Chairman

MOTION MADE (Scarpelli) and seconded (Miko) nominating Richard Puskar for the office of Vice-Chairman. There being no further nominations Commissioner Puskar unanimously elected Vice-Chairman of the Zoning Board of Appeals.

Secretary

MOTION MADE (Scarpelli) and seconded (Rescsanski) nominating Dennis Miko for the office of Secretary. There being no further nominations Commissioner Miko unanimously elected Secretary of the Zoning Board of Appeals.

APPROVAL OF 2016 MEETING DATES

Upon review the following motion was made.

MOTION MADE (Miko), seconded (Reilly) and unanimously carried to approve the proposed ZBA 2016 meeting dates, as submitted.

PUBLIC HEARING

The Chairman announced that the following applications have been withdrawn.

Application #15-44 – Luigi Cammarota, 97 Churchill Road (2 lot subdivision)
Application #15-49 – John Zito, Jr., 30 Winslow Road
Application #15-58 – Lorraine Iwaszkiewicz, 6961 Main Street

Prior to testimony being taken, the Chairman advised that due to only four voting members being in attendance, a unanimous vote in favor will be required for approval. The applicants were informed that they may opt to be heard at the next scheduled meeting, when a full five member Board is anticipated.

All applicants indicated their wish to move forward tonight.

Application #15-56 – Susan Grabowski Nolan
5346 Main Street

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to insufficient yard requirements to construct a 10'x12' deck 12.7' from the S/S property line.

The presentation was conducted by the applicant. The plans indicated the existing house line would be maintained creating no further increase to the current non-conforming side setback. A photograph of the proposed construction area, located directly behind the existing garage, was submitted for the record. Ms. Nolan conveyed that the addition of a deck would add to the enjoyment of her home.

Public Comment

Renee and Rick Salamon, of 5344 Main Street, direct property owners to the construction site, addressed the Board in opposition. Mr. and Mrs. Salamon advised that a safety issue has occurred, as their line of site onto Main Street has been compromised by the plantings along the applicant's property line. Photographs of the site area indicating the close proximity between the two properties and the invasive plant materials causing damage to their retaining wall and line of site were submitted for the record.

The adjoining property owners also noted that the proposed deck will face their bedroom windows and asked that the placement of privacy screening be considered, if the application is approved

Mr. and Mrs. Salamon were informed that the issues pertaining to the invasive plantings are not under the purview of this Board and suggested that they seek direction from the Zoning Enforcement Officer. The Chair advised them that their privacy concerns would be taken up during deliberations.

Application #15-57 – Sean Dolyak
21 Botsford Place

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to insufficient yard requirements to construct 194 sq. ft. second floor addition 17.9' from the front lot line.

The applicant came forward. The proposal involved construction of a third bedroom above the existing kitchen. Other than the proposed overhang, the submitted plans indicated construction to be within the present footprint. It was noted that the proposed front setback of 17.9' is further from the front line than

the existing 10.9' for the current structure. Mr. Dolyak advised that the new construction will blend with the existing façade and was in harmony with neighboring homes.

This concluded the Public Hearing.

Regular Meeting

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

Application #15-56 – Susan Grabowski Nolan
5346 Main Street

MOTION MADE (Miko), seconded (Reilly) and unanimously carried to approve Application #15-56, as presented and plans submitted.

There was a consensus of agreement that the proposed construction was too minor in nature to warrant the placement of vegetative buffering.

Application #15-57 – Sean Dolyak
21 Botsford Place

MOTION MADE (Miko), seconded (Reilly) and unanimously carried to approve Application #15-57, as presented and plans submitted.

It was agreed that the proposal, as presented, creates no negative impact.

Pending Agenda from November 4, 2015

Application #15-52 – Millo Bertini
171 Spring Hill Road

At the request of the Commission, the Town Tree Warden visited the site and advised that no additional screening is required.

Application #15-54 – Kevin Lui
6 Gaylord Road

The ZEO has advised that the applicant has applied for all required building permits.

Application #15-46 – David Rosenberg
3 Crescent Lane

Following last month's public hearing, action was tabled pending a site visit by the Town Tree Warden to determine whether visual buffering is needed.

The recommendations of the Town Tree Warden were reviewed and the following action was taken.

MOTION MADE (Miko), seconded (Reilly) and unanimously carried to approve Application #15-46 subject to the following:

1. The recommendations of the Town Tree Warden, including the submission of a \$20,000 landscape bond to insure the completion of landscaping improvements, to be complied with.
2. Prior to the issuance of a building permit compliance with the Town's Storm Water and Drainage Standards shall be demonstrated to the satisfaction of the Town Engineer.

There being no further business to discuss a motion was made by Commissioner Miko and seconded by Commissioner Rescsanski to adjourn. The December 2, 2015 meeting of the Zoning Board of Appeals adjourned at 8:05 p.m. with unanimous consent.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Wednesday, January 6, 2016 in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
ZBA Administrator/Clerk