

**ZONING BOARD OF APPEALS**  
**March 3, 2010**

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held in the Town Hall on Wednesday, March 3, 2010.

Members Present: Richard Puskar, Chairman  
Michael Muir, John Savino, Carl Scarpelli, Joseph Vitrella and  
and alternates William Malmstedt and Dennis Miko

Also Present: Fred Bietsch, ZEO and Mario Coppola, Town Attorney

The following is a brief summary of the meeting. The complete record is on tape 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.

**PUBLIC HEARING**

Application #10-4 – Quatrella & Rizio, LLC, 5520 Park Avenue

Variance of Art. II, Sec. 3.1.7, to permit (existing) non-illuminated 4'x8' multiple tenant entrance ground sign 9' from front property line and a proposed 8'x12" single tenant entrance ground sign 6.6' from the front property line (existing sign to be removed).

Attorney Peter Gelderman, of Quatrella & Rizio, appeared and requested that the application be continued until the next regular meeting to provide an opportunity to submit alternate plans.

MOTION MADE (Savino), seconded (Vitrella) and unanimously carried (Puskar, Muir, Savino, Scarpelli, Vitrella), to continue application #10-4 until the April 7, 2010 meeting.

Application #10-5 – Jeff Wright, 100 Corporate Dr.

Modification of an existing variance (#04-78), with respect to clarifying that the approved 25' rear set back specifically included the entire rear lot line.

Attorney Peter Gelderman and David Bjorklund of Spath-Bjorklund Associates represented the applicant.

The applicant is in the process of purchasing a portion of the rear property known as 140 Monroe Turnpike. In order to formalize the sale, the applicant is requesting clarification

from the Commission that it was their intent to include the entire rear lot line of 140 Monroe Turnpike in the approved variance for a 25' set back.

#### Application #10-6 – Roger Dobi, 39 Beech Street

Variance of Art. III, Sec. 1, with respect to insufficient minimum yard requirements to construct an addition to an existing garage, with a room above, 7.7.' from W/S property line and 34.8' from the rear property line.

The applicant Roger Dobi, presented the application. The submitted plan indicated a garage extension with the proposed room above extending the entire length of the garage. A storage area, which would connect the garage to the main house, was also proposed. Upon inquiry, Mr. Dobi explained that the large room above the garage would be utilized for his extensive collection of pinball machines. The applicant also indicated that the garage would remain as a two-car with the additional space being used for storage. Mr. Dobi confirmed that there were no proposed plumbing or kitchen facilities attached to this application.

#### Public Comment

In Favor: Randell Caiola, 31 Beech Street

Opposed: Georgette Eckert, 43 Beech Street, commented that the proposed construction would have a negative impact on her property. The structure, as proposed, would block the sun and the extensive lot coverage was not in character with the surrounding homes.

Mr. Dobi rebutted that he meets the 25% lot coverage requirement and that this was the only possible location for the garage, as the east side of the property abuts a paper road.

#### Application #10-7 – State of Connecticut, DOT, 677 White Plains Road

Variance of Art. III, Sec. 1, with respect to insufficient road frontage requirements (99 ft.) (Bolin Circle) to establish lot.

Robert Ike of the State Office of Rights of Way spoke to the application. The State of Connecticut purchased this property in conjunction with construction on Route 25. The State now wishes to put the property up for sale to the general public. The frontage requirement will need to be varied in order to establish the property as a buildable lot.

#### Application #10-8 – Jennifer Lindade, Lot 3, Oriole Circle

Variance of Art. III, Sec. 1 and Art. III, Sec. 2.3, with respect to insufficient yard requirements to construct a dwelling on a corner lot 20' from street side (Oriole Lane) and 45' from front property line.

David Bjorklund, of Spath-Bjorklund Associates presented the application. The applicant requests a waiver to locate the proposed house 44' from the front property line to avoid impact to the wetland located in the rear. Mr. Bjorklund indicated that there would be no impact to the east side property line as Oriole Lane only exists as a paper street.

Application #10-9 – Dean Pelligra, 23 Ridgeview Avenue

Variance of Art. III, Sec. 1., with respect to insufficient yard requirements to construct an addition 44' from rear property line.

Mr. Pelligra appeared. The proposed addition would be utilized as an additional bedroom and bathroom for his extending family. Upon inquiry, Mr. Pelligra confirmed that the addition would mirror the existing roof line.

### **REGULAR MEETING**

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

Application #10-5 – Jeff Wright, 100 Corporate Drive

MOTION MADE (Savino), seconded (Vitrella) and unanimously carried (Puskar, Muir, Savino, Scarpelli, Vitrella), to approve Application #10-5, as submitted.

Application #10-6 – Roger J. Dobi, 39 Beech Street

MOTION MADE (Vitrella) and seconded (Savino) to approve.

Vote: In Favor: 0

Opposed: 5 (Puskar, Muir, Savino, Scarpelli, Vitrella)

MOTION FAILS – Application #10-6 - Unanimously Denied

The Commission concluded that no zoning hardship was presented and that the proposed construction was not in harmony with the neighborhood.

Application #10-7 – State of Connecticut, DOT, 677 White Plains Road

MOTION MADE (Vitrella), seconded (Scarpelli) and unanimously carried (Puskar, Muir, Savino, Scarpelli, Vitrella), to approve Application #10-7, as submitted. Development of

this property is subject to the Town Stormwater Management Policy once a proposed dwelling is depicted.

Application #10-8 – Jennifer Lindade, Lot 3, Oriole Circle

MOTION (Savino), seconded (Vitrella) and unanimously carried (Puskar, Muir, Savino, Scarpelli, Vitrella), to approve Application #10-8, as submitted subject to the Town Stormwater Management Policy. An approval from the Inland Wetlands and Watercourses Commission will be required prior to the issuance of a building permit.

Application #10-9 – Dean Pelligra, 23 Ridgeview Avenue

MOTION MADE (Vitrella), seconded (Savino) and unanimously carried (Puskar, Muir, Savino, Scarpelli, Vitrella), to approve Application #10-9, as submitted.

There being no further business to discuss a motion was made by Commissioner Scarpelli and seconded by Commissioner Savino to adjourn. The March 3, 2010 meeting of the Zoning Board of Appeals adjourned at 8:10 p.m. with unanimous consent.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Wednesday, April 7, 2010 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

