

ZONING BOARD OF APPEALS
September 1, 2010

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held in the Town Hall on Wednesday, September 1, 2010.

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

Also Present: Fred Bietsch, Zoning Enforcement Officer

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

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

Application #10-27 – Kimberly and Thomas DiCorpo, 33 Brewster Place

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to construct a 31.6'x30' 2-car garage, with rooms above, 13' from the E/S property line.

Mr. and Mrs. DiCorpo conducted the presentation. The proposed project consisted of a two-car garage with two bedrooms and a family room above. The existing garage would be retained for storage purposes.

Upon inquiry, Mrs. DiCorpo informed that the evergreens buffering the E/S of the property were no longer viable and would be removed during construction. She indicated that the additional vegetation along her property line and that of the abutting neighbor's would provide a sufficient screening barrier.

Photographs of the existing structure, along with a letter of support from Robert and Rosemarie Hallipan of 34 Regina Street, were submitted for the record.

The Zoning Enforcement Officer advised that there are significant issues pertaining to this application. He relayed that no building permits were ever issued for the deck or for its three foot extension, which has increased the original non-conformity. A boat, along with a Pod, is also being stored on the property in violation of zoning requirements.

Mrs. DiCorpo indicated her willingness to dry store the boat at another location. She gave assurances that the Pod would be removed within a week.

Application #10-28 – Randy Danenberg, 109 Pinewood Trail

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to construct a 32'x25' 2-car garage (existing garage to be removed) 20.5' from the front property line and 11.5' from the N/S property line, at its closest point.

The applicant provided an overview of the proposed construction.

Mr. Danenberg informed that the present garage is in decay and unable to meet his needs due to its very low ceiling. The current structure also sits in the lowest point of yard, which has resulted in the garage taking on water. To alleviate the existing drainage problems, the proposed plan would elevate the new structure three feet and move it nine feet closer to the road. The submitted photographs spoke to the deterioration of the garage. Upon inquiry, the applicant indicated that the roof line would be pitched but peaked lower than the existing ridge line. A small storage area above the garage was also indicated.

Public Comment

Tom Whelan, 176 Pinewood Trail, was in favor. He commented that the proposed project would significantly improve the appearance of this property.

Application #10-29 – Robert Whitehead, 5206 Madison Avenue

Pursuant to Art. II, Sec. 1.1.2, Par. 3(b) and Art. IV, Par. 2 appeal of violation notice from the Zoning Enforcement Officer, dated July 12, 2010 concerning an unauthorized temporary storage structure and parking of commercial vehicles in a residential zone.

A letter from the applicant's attorney requesting a continuance to the next regularly scheduled meeting was presented.

MOTION MADE (Muir), seconded (Scarpelli) and unanimously carried (Puskar, Miko, Muir, Scarpelli, Vitrella), to continue Application #10-29 until the next regularly scheduled meeting.

This concluded the Public Hearing.

REGULAR MEETING

The following applications were considered and the Commission took action, as follows.

Application #10-27 – Kimberly and Thomas DiCorpo, 33 Brewster Place

MOTION MADE (Vitrella) and seconded (Miko) to approve Application #10-27.

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

1. Existing deck to be removed.
2. The boat, currently being dry stored, shall be removed from the property.

Vote (Original Motion as Amended): Unanimous (Puskar, Miko, Muir, Scarpelli, Vitrella)

All conditions of approval to be complied with prior to the issuance of a Certificate of Occupancy.

Application #10-28 – Randy Danenberg, 109 Pinewood Trail

MOTION MADE (Vitrella), seconded (Miko) and unanimously carried (Puskar, Miko, Muir, Scarpelli, Vitrella) to approve Application #10-28, as presented and plans submitted.

There being no further business to discuss a motion was made by Commissioner Muir and seconded by Commissioner Vitrella to adjourn. The September 1, 2010 meeting of the Zoning Board of Appeals adjourned at 8:15 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the Zoning Board of Appeals

