

ZONING BOARD OF APPEALS
January 6, 2010

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held in the Courtroom of the Town Hall on Wednesday, January 6, 2010.

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

The following is a brief summary of the meeting. The complete record is on tape, on file in the office of the Zoning Board of Appeals.

A quorum being present the Chairman called the meeting to order at 7:37 p.m.

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

Applicaton #09-24 – Patricia Harrigan, 264 Teller Road (Monroe)

Modification of an existing Variance (#01-91) to include the addition of a finished room above an attached 3 car garage. HEARING CONTINUED FROM DECEMBER 2, 2009.

Attorney Raymond Rizio represented the applicant and began his presentation by submitting the following: the original subdivision map; a copy of the original variance approval; a copy of the building permit for the 3-car garage; a copy of the building permit for the storage room above the garage; a petition of support from surrounding property owners; a copy of Art. V, Sec. 6.3 of the Zoning regulations relating to non-substantial deviations from approved variances, and six photographs.

The applicant received approval for the original variance for the 3-car garage in 2001. In 2002 a building permit was obtained for the construction of a storage room, which has since been converted into a playroom, above the now existing garage.

Mr. Rizio requested an approval to modify Variance #01-91 to include the subject playroom, as a non-substantial deviation from the original permit. He relayed that that the Zoning Board of Appeals is granted the authority to do so under Art. V, Sec. 6.3.

Attorney Rizio commented further that the applicant would be agreeable to a condition of approval that there be no kitchen or bathroom connected to the subject playroom.

Application #09-25 – Joseph Giamei, 401 Erwin Street

Variance of Art. III, Sec. 1 and Art. III, Sec. 2.2.3 with regard to insufficient yard

requirements to construct a dwelling on a corner lot 49.50' from the front property line, 13.50' from the rear property line and 41' from street side (Shelton Road) property line. Existing house to be removed. HEARING CONTINUED FROM DECEMBER 2, 2009.

Joanna Giamei of 1943 Huntington Turnpike appeared on behalf of her father, Joseph Giamei.

The revised plan, dated 12/3/09, was reviewed. The proposed layout indicated the structure to be 56' from the Shelton Road property line. The alternate plan placed the dwelling an additional 15' further to the center of the lot than what was originally proposed. All other setbacks reflected those shown on the original drawing.

Public Comment

Carmine DeFeo, 15 Woodcrest Avenue, commented that the architectural drawing indicates a deck within 8' of the property line. Mr. DeFeo also expressed wetlands concerns.

Joanna Giamei responded that a deck would not be included as part of the proposed construction. The Chairman informed Mr. DeFeo that the application, if approved, must meet all setbacks as depicted on the approved drawing. He also conveyed that building permits require a wetlands compliance sign-off by the Town Engineer.

Application #10-1 – Alexander Prezioso, 140 Hurd Road

Variance of Art. III, Sec. 1 with regard to insufficient yard requirements to construct a 24'x28' two-car detached garage, for a total of three garage spaces, 14' from the N/ S property line, at its closest point.

The applicant, Alexander Prezioso, addressed the Commission. The proposed plan consisted of a driveway extension to a proposed two-car garage. Mr. Prezioso indicated that the top portion of the structure would include a 5' crawlspace, which would be utilized as a storage area. He relayed that an approval of this plan would avoid having to clear-cut the property of several large trees. Two photographs of the proposed site, which also showed the presence of the heavily wooded area, were submitted.

This concluded the Public Hearing.

Regular Meeting

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

Application #09-24 – Patricia Harrigan, 264 Teller Road (Monroe)

MOTION MADE (Scarpelli) and seconded (Vitrella) to approve Application #09-24
SUBJECT TO THE FOLLOWING SPECIFIC CONDITION.

1. No kitchen, bathroom or plumbing of any kind to be connected to the subject playroom above the garage.

Vote: Unanimous – MOTION CARRIED

Application #09-25 – Joseph Giamei – 401 Erwin Street

MOTION MADE (Scarpelli) and seconded (Vitrella) to approve Application #09-25
SUBJECT TO THE FOLLOWING SPECIFIC CONDITIONS.

1. The project shall be completed in conformity with the revised plan dated December 3, 2009 which showed a 56' setback from the Shelton Road property line.
2. Approval subject to compliance with the Town's
3. Water Management Plan.

Vote: Unanimous – MOTION CARRIED

Application #10-1 – Alexander Prezioso, 140 Hurd Road

MOTION MADE (Vitrella), seconded (Scarpelli) and unanimously carried to approve Application #10-1, as submitted.

There being no further business to discuss a motion was made by Commissioner Scarpelli and seconded by Commissioner Miko to adjourn. The January 6, 2010 meeting of the Zoning Board of Appeals adjourned at 8:05 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the Zoning Board of Appeals

