

ZONING BOARD OF APPEALS
November 2, 2011

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, November 2, 2011.

Members Present: Michael Muir, Chairman
David Preusch, Carl Scarpelli, Joseph Vitrella and alternates
William Malmstedt and Richard Mayo

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.

A quorum being present, the Chairman called the meeting to order at 7:35 p.m.

In the absence of Commissioner Puskar, alternate William Malmstedt was designated as the fifth voting member for tonight's meeting.

Application #11-40 – ABC Sign Corporation
20 Trefoil Drive

Variance of Art. II, Sec. 4.2.7(a) pertaining to the content and size of two 5'x2' directional signs that exceed the maximum size allowable (2 sq. ft.). HEARING CONTINUED FROM OCTOBER 5, 2011.

Larry Bourque of ABC Sign Corporation came forward and presented revised signage plans. Mr. Bourque noted that the newly submitted plans have addressed the Commission's objections regarding the height by lowering it to 4 feet. Upon inquiry, the applicant conveyed that the width of sign and its logo has not been changed.

Comment was made as to whether it would be possible to shorten the width to bring it more into line with the regulated size allowable. Mr. Bourque indicated that he would be agreeable to adjusting the width from 2' to 1.5', which would reduce the square footage to 6'.

There was general agreement that the building, due to its location and existing vegetation, is not easily identified and there is a need to have the driveway recognized as being the access to the YMCA.

Application #11-42 – Prestige Builders, LLC, Agent for Rowan Properties, LLC
7176 Main Street

Variance of Art. II, Sec. 4.2.5 to construct a rear addition, 12' from the W/S property line (50' required), onto the existing building, located in an I-L2 Zone, 39.3' from the front property line (100' required).

A.J. Grasso of Prestige Builders, LLC and the property owner, Michael Rowan, Jr. were the presenters. The submitted plans indicated a rear addition 34.5'x50' in size. Upon inquiry, Mr. Grasso described the proposed addition as being a single story structure, which will be utilized as office space. It was noted that the proposed construction would not encroach any further into the regulated side setback than the existing non-conformity.

Application #11-43 – Jennifer LaStrange
35 (Lot 5) West Mischa Road

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to construct a residential dwelling 25.5' (50' required) from the front property line at its closest point.

James Swift, Landscape Architect and Project Engineer came forward along with the applicant Jennifer LaStrange.

A large portion of the one acre site has been identified as regulated wetlands, which establishes the required zoning hardship. Upon inquiry, the applicant presented the proposed three story structure's dimensions as 32'x40' and 33' in height.

Comment was made that the lot lies in the vicinity of small cottages and a question was raised, as to whether the proposed dwelling would conform to the neighboring homes.

Public Comment

Dan Scinto of 24 Woodhill Road spoke in favor.

REGULAR MEETING

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

Application #11-40 – ABC Sign Corporation
20 Trefoil Drive

MOTION MADE (Vitrella), seconded (Scarpelli) and unanimously carried (Muir, Malmstedt, Preusch, Scarpelli, Vitrella) to approve Application #11-40 as per the following agreed upon modification.

Sign dimensions to be 4'(h)x1.5'(w) for a total area of 6 sq. ft.

Application #11-42 – Prestige Builders, LLC, Agent for Rowan Properties, LLC
7176 Main Street

MOTION MADE (Scarpelli), seconded (Vitrella) and unanimously carried (Muir, Malmstedt, Preusch, Scarpelli, Vitrella) to approve Application #11-42, as presented and plans submitted.

Application was determined to be a minor deviation of the existing non-conforming use.

Application #11-43 – Jennifer LaStrange
35 (Lot 5), West Mischa Road

MOTION MADE (Vitrella) and seconded (Scarpelli) to approve Application #11-43.

Vote: In Favor (4): Muir, Preusch, Scarpelli, Vitrella - Opposed (1): Malmstedt

Those in favor noted that a hardship has been established and that the proposed dwelling appeared to be modest in design.

Commissioner Malmstedt disagreed indicating that a three story structure would not be in conformance with the much smaller homes within this area.

A discussion then followed on the proposed amendments to the current Zoning Board of Appeals application.

It was agreed that drawings indicating elevations and architectural designs are needed. There was also consensus that notification be sent to all property owners within a 150' radius and that the definition of a hardship be attached to the application. The Clerk agreed to present a draft of a proposed amended application form for the Board's review.

There being no further business to discuss a motion was made by Commissioner Vitrella and seconded by Commissioner Scarpelli to adjourn. The November 2, 2011 meeting of the Zoning Board of Appeals adjourned at 8:30 p.m. with unanimous consent.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Wednesday, December 7, 2011 in the Trumbull Town Hall at which time election of officers will be held.

Respectfully submitted,

Helen Granskog
Clerk of the Zoning Board of Appeals