Planning and Zoning Department
Telephone (203) 452-5044
Fax (203) 452-5169

Town of Trumbull
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

ZONING BOARD OF APPEALS

TO: MEMBERS OF THE ZONING BOARD OF APPEALS

RE: REGULAR MEETING – WEDNESDAY, November 4, 2026

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, November 4, 2026, at 7:00p.m. in the Trumbull Town Hall Council Chambers (5866 Main Street).

AGENDA

PUBLIC MEETING
7:00 P.M.

Pledge of Allegiance

Roll Call

Regular Meeting:

Acceptance of Minutes

Acceptance of the October 7, 2026, Zoning Board of Appeals Regular Meeting minutes.

Applications

Application 26-27: 2320 Huntington Turnpike. Attorney Russo for SJHS Realty, LLC. The applicant is requesting a 3' building height variance, where 40' is the maximum and 43' is proposed to construct a gymnasium and a variance to eliminate 11 landscaped islands to maintain current parking in Residential Zone AA under Article II, section 1.1.5 and Article IV, section 4.6.6 of the Trumbull Zoning Regulations.

Consider and act on applications from tonight's Public Hearing.

Dated at Trumbull, CT this 16th day of October 2026.
By: Brian Fitzgerald, Zoning Enforcement Officer

COMMISSION MEMBERS: Please notify Brian Fitzgerald, ZEO, at 203-452-5044 or bfitzgerald@trumbull-ct.gov if you are unable to attend the meeting.

Date Received: _____ Application #: _____

ZONING BOARD OF APPEALS

APPLICATION FOR HEARING:

1. **The purpose of this application is for the following:**
   a. Variance of the Trumbull Zoning Regulations X
   b. Appeal from Order of the Zoning Enforcement Officer _____
   c. Approval of Location for a Gasoline Station, Limited Repairer's License or General Repairer's License. _____
2. **Location of Subject Premises:**
   House and Street: 2320 Huntington Turnpike
   Assessor's Map No. J/06 Parcel No. 86 Lot No. _____
   Trumbull Land Records: Volume(s) 1827 Page(s) 62
   Zoning District: AA
3. **Name of Applicant:** SJHS Realty, LLC
   Street Address: c/o Chris Russo, Russo & Rizio, LLC
   City: Fairfield ST: CT Zip: 06824
   Phone: Day 203-528-0590 Evening 203-528-0590
   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)
4. **Owner of Record:** SJHS Realty, LLC
   Street Address: 2320 Huntington Turnpike
   City: Trumbull ST: CT Zip: 06611
   SIGNATURE OF OWNER OF RECORD _____

Please complete the following sections which correspond to your answer In question #1 above:

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. **This application relates to:**

_____Setbacks (front, side, rear)
_____Floor Area
_____Lot Area
_____Lot Coverage
_____Damage Reconstruction
__X__Parking
_____Extension of enlargement of a non-conforming use or building
__X__Other (explain) Maximum Building Height

2. List Article, Section, paragraph and subparagraph of the Zoning Regulations for which variances are requested:

ARTICLE(S) II, IV SECTION(S) 1.1.5, 4.6.6 PARAGRAPH(S)_____
SUBPARAGRAPH(S) _____

3. Has any previous application been submitted for this property? If so, please give the date of hearing and action taken by the Board:

No

NOTE: The Board is not required to hear any application for the same variance or substantially the same variance for a period of six months after the date of decision by the Board or by the Court on an earlier application.

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHEN APPLICABLE: See attached narrative

5. Section 8-6 of the Connecticut General Statutes requires that the applicant must show that a literal enforcement of the Zoning Regulations would result in exceptional difficulty or unusual hardship owing to conditions especially affecting such parcel, but not affecting generally the district in which it is situated. Please state the difficulty or hardship which you claim in support of this application:

See attached narrative

B. APPEAL FROM ORDER OF THE ZONING ENFORCEMENT OFFICER

1. List the date of the Cease and Desist Order being appealed (submit a copy of the letter):

   _____

2. List Article, Section, paragraph, and subparagraph of the Zoning Regulations regarding your appeal:

   Article(s)_____Section(s)_____Paragraph(s)_____ Subparagraph(s) _____

3. Explain and state the basis for appeal of the decision of the Zoning Enforcement Officer:

   _____

   _____

   _____

C. APPROVAL FOR LOCATION OF GASOLINE STATION/LICENSE

1. Approval of Location is for the following:

   a. Gasoline Station _____
   b. Limited Repairer's License _____
   c. General Repairer's License _____

2. Indicate below if this application is a license renewal, and give a brief history of the uses of the property:

   _____

   _____

   _____

   _____

3. What are the proposed hours of operation?_____

4. Will any vehicles being repaired be stored outside?_____

   If yes, please specify the number of vehicles to be stored outside, location, and duration that they will be stored:

   _____

   _____

5. Applications pertaining to gasoline station location and/or new construction must include a site plan showing location of buildings, pumps, exits and entrances, signs, lights, and landscaping.

6. Applications pertaining to licenses must be accompanied by Connecticut Motor Vehicle Department forms to be signed by the Board.

CONTACT INFORMATION

Applicant Email Address: Chris@russorizio.com

Property Owner Email Address: Chris@russorizio.com

Lisa S. Broder*
LBroder@russorizio.com
Colin B. Connor
Colin@russorizio.com
William J. Fitzpatrick, III
WFitzpatrick@russorizio.com
David K. Kurata
DKurata@russorizio.com
Stanton H. Lesser+
Stanton@russorizio.com
Catherine M. Macol
Cathy@russorizio.com
Victoria L. Miller♠
Victoria@russorizio.com
Anthony J. Novella*
anovella@russorizio.com

Russo & Rizio, LLC
ATTORNEYS AT LAW

10 Sasco Hill Road
Fairfield, CT 06824
Tel 203-254-7579 or 203-255-9928 Fax 203-576-6626

5 Brook St., Suite 2B
Darien, CT 06820
Tel 203-309-5500

299 Broadway, Suite 708
New York, NY 10007
Tel 646-357-3527

110 Merchants Row, Suite 3
Rutland, VT 05702
Tel 802-251-6556

www.russorizio.com

Leah M. Paris
Leah@russorizio.com
William M. Petroccio+
WPetro@russorizio.com
Raymond Rizio+
Ray@russorizio.com
Christopher B. Russo
Chris@russorizio.com
Robert D. Russo+
Rob@russorizio.com
John J. Ryan+
John@russorizio.com
Jane Ford Shaw
Jane@russorizio.com
Vanessa R. Wambol
Vanessa@russorizio.com

* *Also Admitted in NY*
♠ *Also Admitted in VT*
+ *Of Counsel*

October 12, 2026

Brian Fitzgerald
Zoning Enforcement Officer
Plan & Zoning Department
5866 Main Street
Trumbull, CT 06611

Re: ZBA Application for property located at 2320 Huntington Turnpike

Dear Mr. Fitzgerald:

Please accept the following as part of the variance application (the "Application") to the Trumbull Zoning Board of Appeals for the property located at 2320 Huntington Turnpike (the "Site") located in the Residence AA zone:

Sections of Zoning Regulation for Variance and Description of Proposal

1. A variance of Article II, Section 1.1.5 of the Trumbull Zoning Regulations (the "Regulations") to increase the maximum building height from 40' to 43' in order to construct a new two-story gymnasium; and

2. A variance of Article IV, Section 4.6.6 of the Regulations to eliminate landscape islands in the parking area.

Proposed Development

The Applicant requests the above-described variances to construct a proposed new two-story gymnasium at the Site. The Site is currently occupied by St. Joseph's High School. The Applicant is proposing to construct a detached two-story gymnasium in the location of an existing two-story building in proximity to the tennis courts. The proposed gymnasium has a building footprint dimension of 73' 3 1/4" by 140' 2 ½". There is a topographical challenge in this area of the Site as it is an area of relatively steep slopes. The Residence AA Zone has a permitted building height of 40'. On the northern façade of the building, the building is compliant with the Regulations. However, due to the slope, the southern façade, which faces St. Joseph's High School is measured at 43' and requires a variance.

Inside the gymnasium, the lower level would include coach's offices, locker rooms, bathrooms and showers, a film room and entrance lobby. The upper level would contain a sports court, portable stage, and storage area. The exterior of the building would be a mixture of an aluminum panel and curtain wall system with a metal roof. The development will provide a new and modern athletic facility to serve its students and their needs.

The Applicant also proposes to remove eleven (11) landscaped islands from its parking areas located behind the high school. The variance will allow the Applicant to maintain its current parking count at the Site. As a high school, parking is a premium at the Site for all their various events. In addition, landscape islands pose a difficulty for snow removal operations. The removal of snow in a quick and efficient manner is essential for school operations. Families depend on the Applicant to open their school in a timely manner. The elimination of these parking islands will facilitate those operations.

Hardship

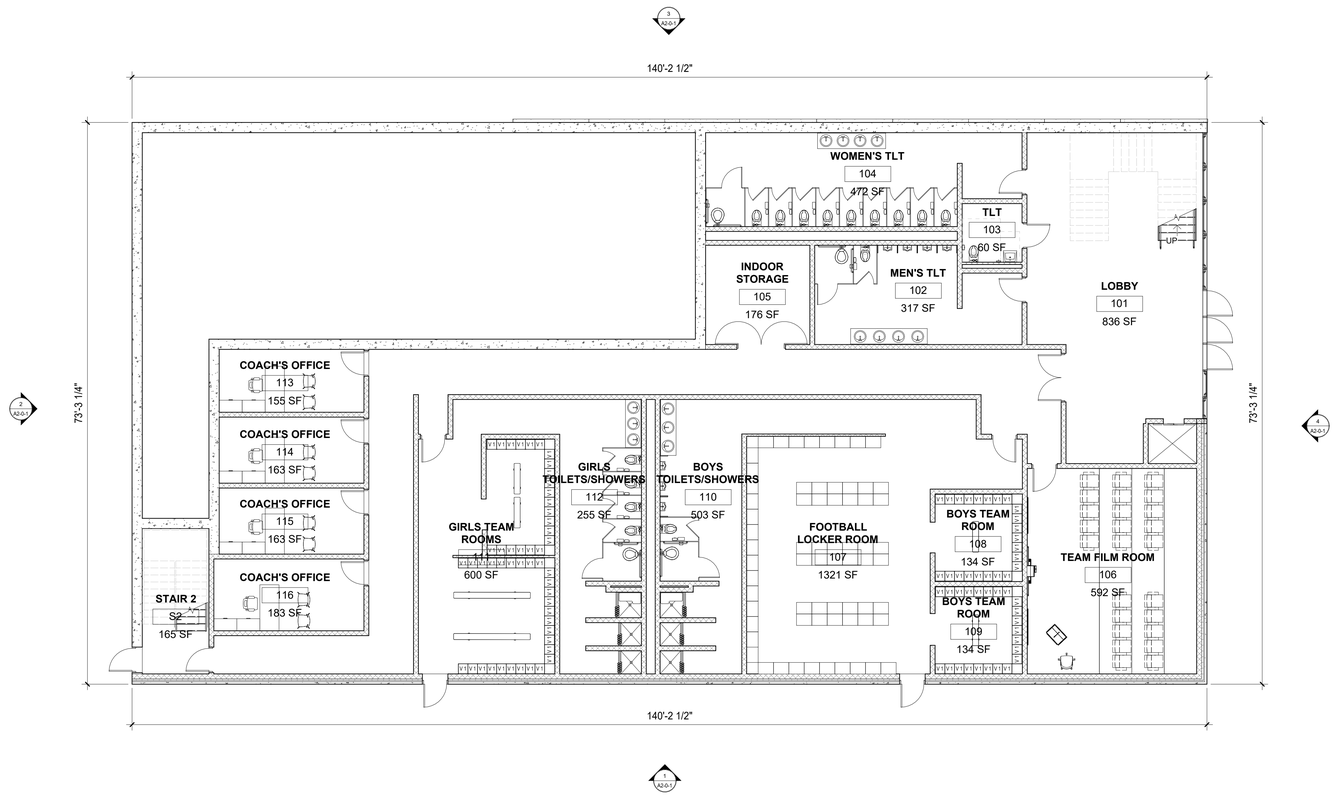
Granting the Applicant said height variance will not substantially affect the comprehensive zoning plan of the Town of Trumbull and adherence to the strict letter of the Trumbull Zoning Regulations will cause an unusual hardship to the Applicant as the proposed building is actually compliant as to maximum building height on the façade that faces outwards towards its residential neighbor. The proposed use is permitted under the Regulations and will be a tremendous resource for its students. The height variance is needed for the side of the building facing internally towards the principal high school building. The variance is driven by a classic hardship - topographical conditions on the Site. This area of the Site, which already contains a two-story building that is being replaced, features steep slopes. The Applicant has designed this building to have a compliant design as it relates to their residential neighbors while providing the resources its students need.

Additionally, the above-mentioned parking variance will not substantially affect the comprehensive zoning plan of the Town of Trumbull. The Regulations indicate that landscaped islands in the parking area are to assure safe and efficient channelization of both pedestrian and vehicular traffic and to separate major access ways through the parking area from parking aisles. The Applicant has operated the existing high school for seven decades and has well-established and safe channelization through its parking areas with walkways and signage. The proposed variance allows the Applicant to place more parking near the athletic fields, which will prevent pedestrians from having to walk far distances through parking areas. It achieves the goal of the Regulations. These landscaped islands are located behind the existing high school and are not visible from the public road. In addition, the Site itself features extensive mature landscaping buffering residential neighbors from the parking areas on its 50+ acre property.

For the reasons stated above, the Applicant respectfully requests approval for the stated variances for the Site.

Sincerely,

Christopher Russo



1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

DRA
Drummey Rosane Anderson, Inc.
225 Oakland Road
Studio 205
South Windsor, CT
06074
Tel: 860.644.8300
260 Charles Street
Studio 300
Waltham, MA
02453
Tel: 617.964.1700
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St. Joseph High School

2320 Huntington Tpke,
Trumbull, Connecticut

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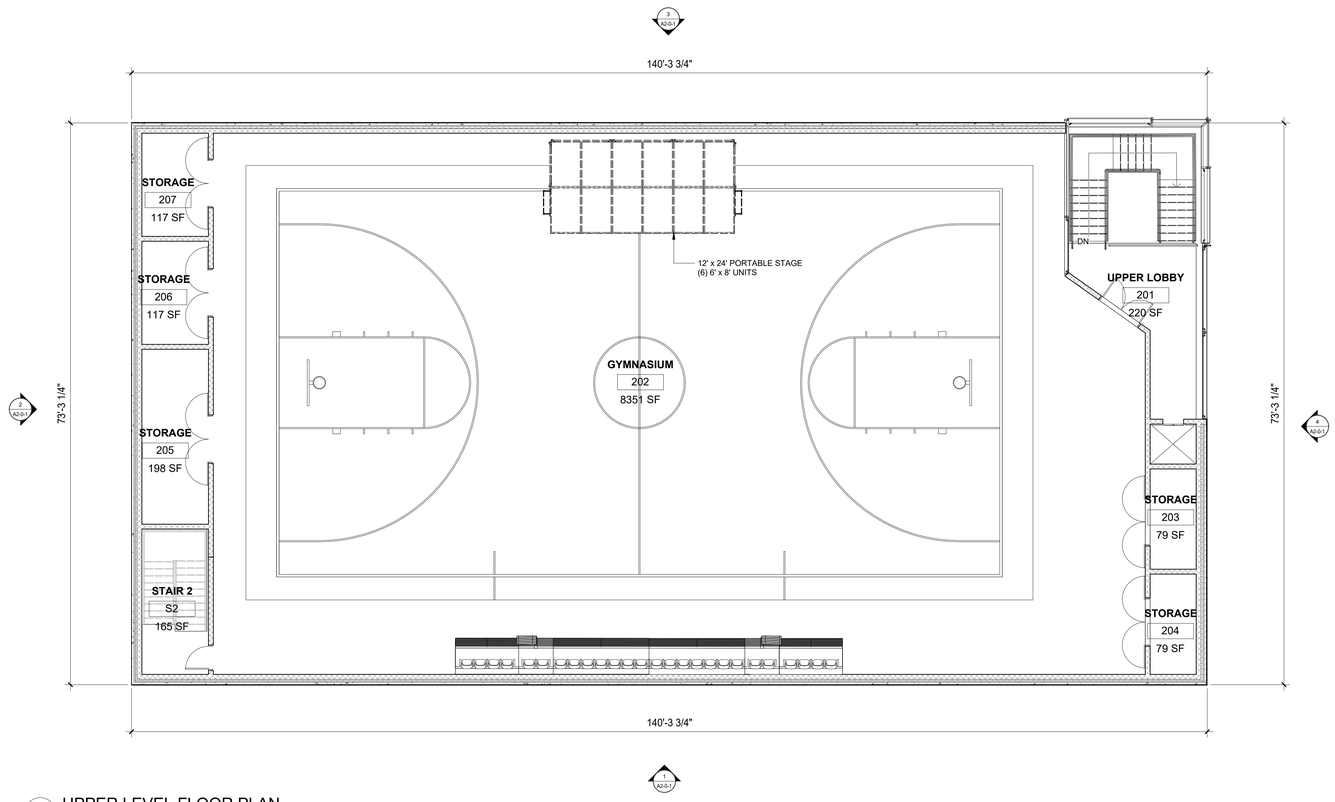
SCHEMATIC DESIGN SUBMISSION - 8/30/2024

PROJECT NORTH | MAGNETIC NORTH

OVERALL LOWER LEVEL FLOOR PLAN

Scale: As Indicated
Job No.: 24003.00
Drawn By: DRA
Date: 2/13/2026

A1-0-1



1 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

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Tel: 860.644.8300

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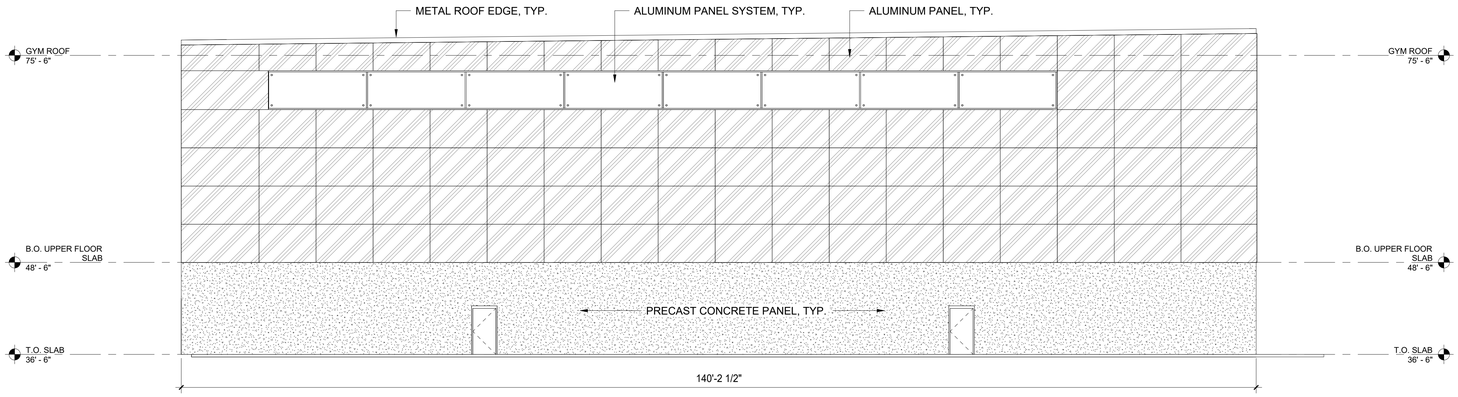
SCHEMATIC DESIGN SUBMISSION - 8/30/2024

PROJECT NORTH | MAGNETIC NORTH

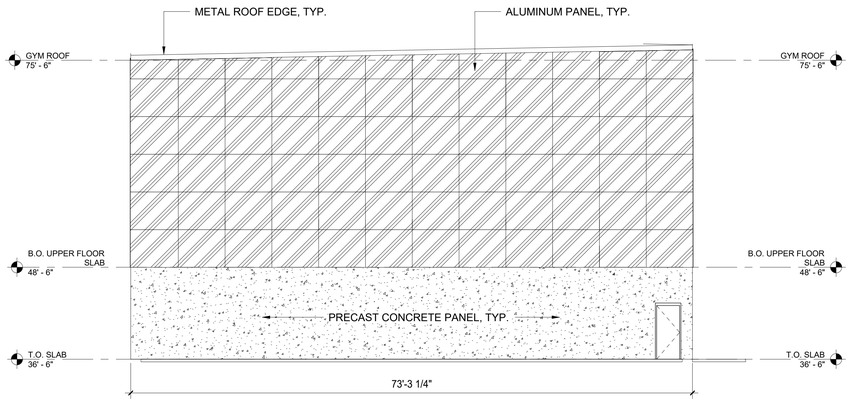
OVERALL UPPER LEVEL FLOOR PLAN

Scale: As Indicated
Job No.: 24003.00
Drawn By: DRA
Date: 2/13/2026

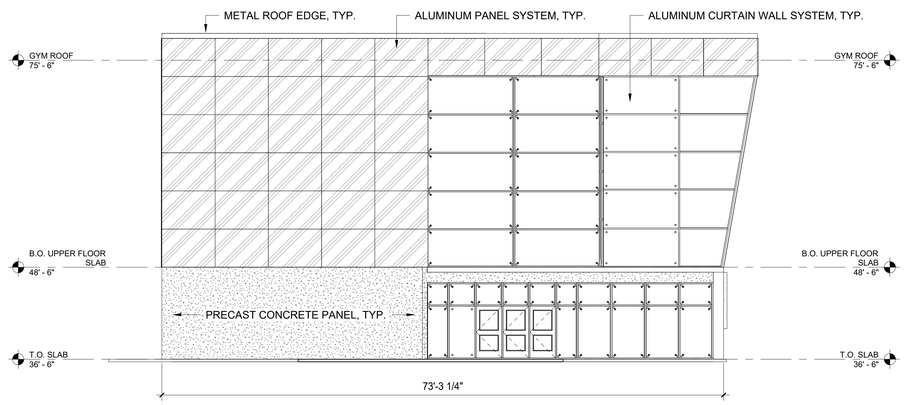
A1-0-2



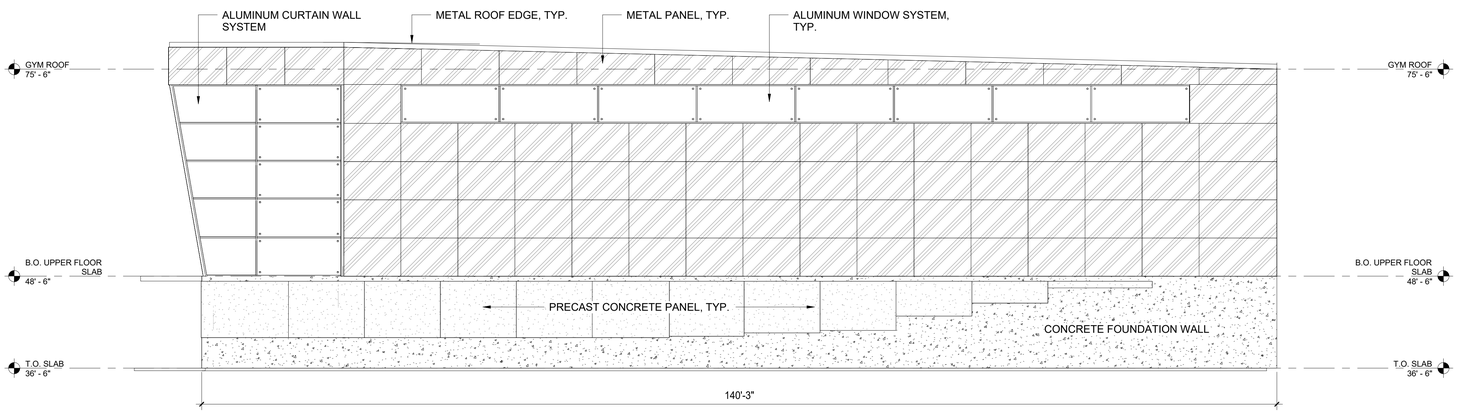
1 OVERALL SOUTH ELEVATION
1/8" = 1'-0"



2 OVERALL WEST ELEVATION
1/8" = 1'-0"



4 OVERALL EAST ELEVATION
1/8" = 1'-0"



3 OVERALL NORTH ELEVATION
1/8" = 1'-0"

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SCHEMATIC DESIGN SUBMISSION - 8/30/2024

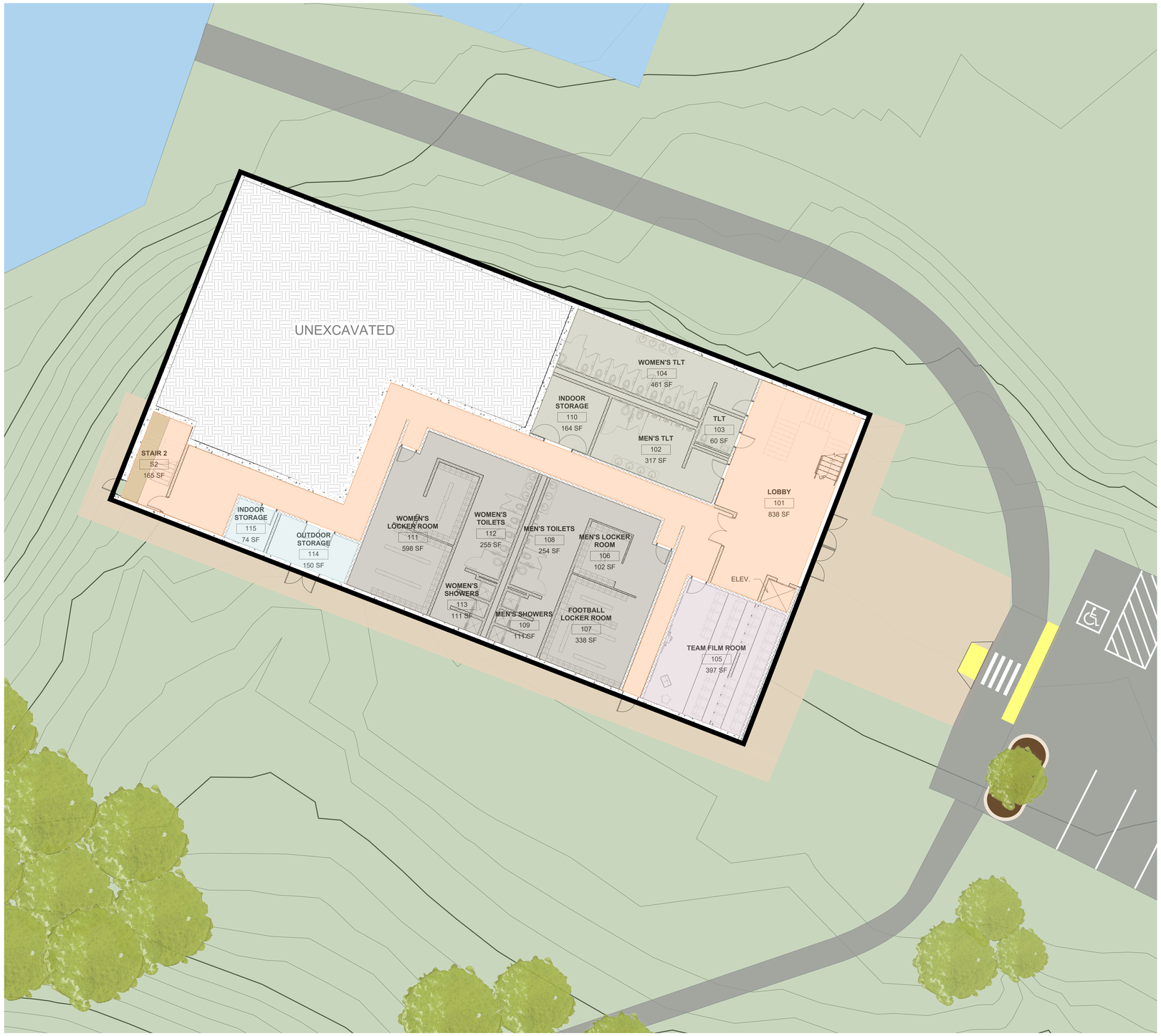
N
PROJECT NORTH

N
MAGNETIC NORTH

EXTERIOR ELEVATIONS

Scale: As Indicated
Job No.: 24003.00
Drawn By: DRA
Date: 2/13/2026

A2-0-1



1 CONCEPT 2 - AUXILIARY GYMNASIUM SITE PLAN

1/8" = 1'-0"

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Drummey Rosane Anderson, Inc.

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Studio 205
South Windsor, CT
06074
Tel: 860.644.8300

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Waltham, MA
02453
Tel: 617.964.1700

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St Joseph High School

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Trumbull, Connecticut

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SCHEMATIC DESIGN

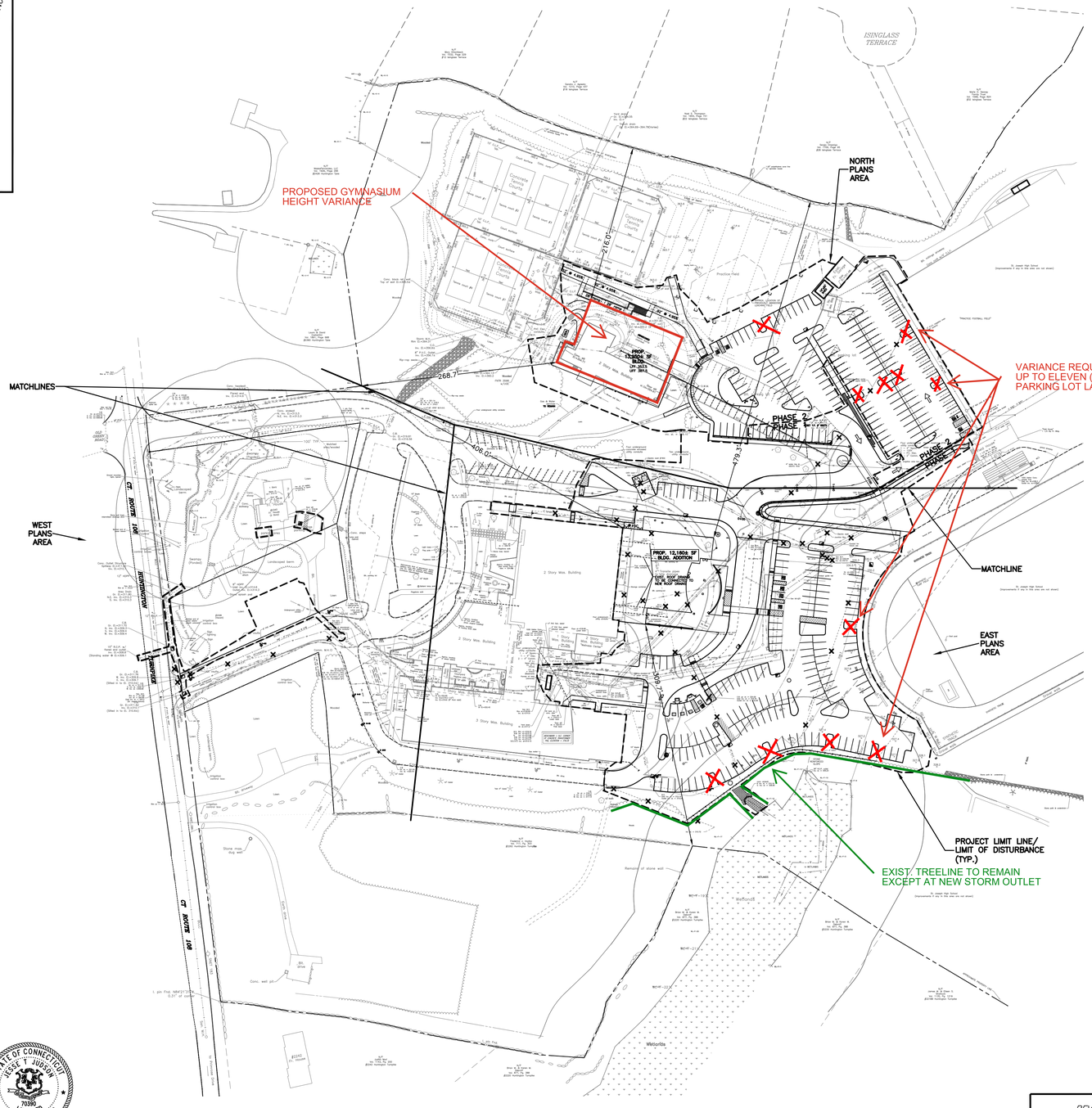
PROJECT NORTH | MAGNETIC NORTH

CONCEPTUAL SITE PLAN

Scale:	As Indicated
Job No.:	24003.00
Drawn By:	DRA
Date:	2/13/2026

L1-0-1

3/15/2004 Magnetic North



L E G E N D

14" Dogwood	Trees w/size D.B.H. (diameter breast high)	C.L.&P.	Utility Pole owned by C.L.&P.
Mon.	Monument	M.H.	Manhole
I. pipe	Iron Pipe	C.B. or LI	Catch Basin or Lawn Inlet
I. pin	Iron Pin	W.G.	Water Gate Valve
	Property Line		Light Post
	Adjacent Property Line		Bollard Style Light Post
	Fence		Ground mounted light fixture
	Guide Rail	C.O.	Clean Out
	Stone Wall	G.G.	Gas Gate Valve
	Underground Utility Conduit	D.W.M.	Detectable warning mat
WL #	Wetlands Boundary Flag w/number		Parking sign
	Storm Water Sewer Pipe		Prop. Manhole
	Underground Cable TV Wire		Prop. Catch Basin
	Underground Electric Wire	WS	Water Service Lateral
	Underground AT&T Conduit	160	10 foot contour with elevation
	Overhead Utility Wires	162	2 foot contour with elevation
W	Water main	169.3 ×	Spot elevation
GS	Gas main or service lateral		Stone masonry wall
	Sanitary Sewer Pipe	162	Prop. contour with elevation
	Treeline	169.3 ×	Prop. spot elevation
	Silt fence		

	Flush Conditions	CC	Concrete Curb
		Fnd.	Found
		n/f	Now or Formerly
		W.W.F.	Woven Wire Fence
		w/	with
		●RL	Roof leaders
		I.V.B.	Irrigation Valve Box
		P.V.C.	Polyvinyl Chloride Pipe
		R.C.P.	Reinforced Concrete Pipe
		H.D.P.P.	High Density Plastic Pipe
		San.	Sanitary
		Inv.	Invert
		el. or elev.	Elevation
		bit.	Bituminous
		conc.	Concrete
		Mas.	Masonry
		BC or BCLC	Bituminous Concrete Lip Curb
		Max.	Maximum
		Ex. or Exist.	Existing
		XXX x BC	Prop. spot elev. Bot. of Curb
		XXX x TC	Prop. spot elev. Top of Curb

ZONING COMPLIANCE SUMMARY

STANDARD: ZONE RESIDENTIAL AA	REQUIRED	EXISTING BLDG.	PROPOSED NEW BLDG.
MIN. LOT SIZE (S.F.) (Ac.)	43,560 1.0	2,217,809 50.91±	
MIN. LOT WIDTH	200'	774.2'	
MIN. SETBACK FROM FRONT PROPERTY LINE	50'	100'±	269'±
MIN. SETBACK FROM SIDE PROPERTY LINE	20'	100'±	216'±
MIN. SETBACK FROM REAR PROPERTY LINE	50'	1327'±	1200'±
MAX. BUILDING HEIGHT	40'g	<40'	<43'*

g: SEE 3.3 OF ARTICLE 1.
*VARIANCE REQUIRED.

NOTES:

1. Base survey information furnished by Horbal & Judson, Land Surveyors and Associates, 52 Main Street, Seymour, CT 06483, 203–888–9660.

   This survey (map) has been prepared pursuant to the regulations of Connecticut State Agencies Sections 20–300b–1 through 20–300b–20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996; It is a Data Accumulation Plan intended for general site planning purposes.

   a. Improvements shown hereon were field located to Horizontal Accuracy Class A–2 on or between 3/15/2004 and 11/19/2010. Additional improvements and alteration were made to the tennis court and football/track areas, those improvements are NOT shown and no warranty to location of the improvements is implied.

   b. The topography shown here is a compilation of field data and record mapping conforming to Topographic Accuracy Class T–D.

2. Elevations shown are based on ST. JOSEPH HIGH SCHOOL Datum.

3. Parcels are depicted as:
   - 2320 Hunt. Tpk. Lot #86 Tax Assessors Map J6.
   - 2328 Hunt. Tpk. Lot #179 Tax Assessors Map I6
   - 2340 Hunt. Tpk. Lot #178 Tax Assessors Map I6

4. Area of parcels:
   - 2320 Hunt. Tpk. = 2,217,809 s.f., 50.913± acres.
   - 2328 Hunt. Tpk. = 25,068 s.f., 0.47± acres.
   - 2340 Hunt. Tpk. = 43,350 s.f., 0.995± acres.

5. Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies, governmental agencies, St. Joseph High School records, and various contractors. These locations must be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Horbal & Judson, Land Surveyors and Associates, and to Donald W. Smith, Jr., Professional Engineer.

6. Notify "Call Before You Dig" (1–800–922–4455) at least 72 hours in advance of construction, and have all utilities marked on the ground.

7. Applicant: Saint Joseph High School
   Owner: SJHS Realty LLC
   2320 Huntington Turnpike
   Trumbull, CT 06611

DRAWINGS ARE FOR LAND USE APPROVAL ONLY AND ARE NOT INTENDED FOR CONSTRUCTION

GRAPHIC SCALE:
80 0 80 160

STATE OF CONNECTICUT JESSE T. JUDSON 70390 LICENSED LAND SURVEYOR

Jesse T Judson

HORBAL & JUDSON
LAND SURVEYORS & ASSOCIATES
52 Main Street, Seymour
Connecticut, 06483, Phone (203) 888–9660

STATE OF CONNECTICUT DONALD W. SMITH, JR. 15404 LICENSED PROFESSIONAL ENGINEER

Donald W. Smith

REVISIONS		
NO.	DESCRIPTION	DATE

Drummey Rosane Anderson, Inc.
225 Oakland Road, Studio 205, South Windsor, CT 06074, Tel: 860.644.8300
260 Charles Street, Studio 300, Waltham, MA 02453, Tel: 617.964.1700
Planning | Architecture | Interior Design
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DONALD W. SMITH, JR., P.E.
CONSULTING ENGINEER
56 GREENWOOD CIRCLE SEYMOUR, CT 06483
Tel. 203–888–4904 Fax 203–881–3434 dwsjrpe@sbcglobal.net

OVERALL SITE PLAN

ST. JOSEPH HIGH SCHOOL

2320 HUNTINGTON TURNPIKE

TRUMBULL, CONNECTICUT

Job No. 06–11D
Scale: 1"=80'
Date: 9/16/26
Designed: D.W.S.
Drawn: K.D.K.
Sheet: C100