

**Town of Trumbull
CONNECTICUT**

**Planning and Zoning
Department**
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Town Hall
5866 Main Street
Trumbull, Connecticut 06611

ZONING BOARD OF APPEALS

TO: MEMBERS OF THE ZONING BOARD OF APPEALS
RE: REGULAR MEETING – WEDNESDAY, JANUARY 7, 2026

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, January 7, 2026, at 7:00p.m. in the 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 December 3, 2025, Zoning Board of Appeals Regular Meeting minutes.

Applications

Application 25-27: 260 Old Town Road, Attorney Robert Bellitto for Ailton Goncalves & Luis Vaz. The applicants are requesting the following: minimum lot coverage variances of 14,960SF, where 21,780SF is required and 6,820SF is proposed, for lot A; a 15,780SF variance, where 21,780SF is required and 6000 SF is proposed, for lot B; a minimum road frontage variance of 50.8', where 125' is required and 74.20' is proposed, for lot A; minimum road frontage variance of 65', where 125' is required and 60' is proposed, for lot B; a 29' front lot setback variance, where 50' is required and 21' is proposed, for lots A and B; a 4.5' side yard setback variance, where 20' is required and 15.5' is proposed, for lots A and B; a 31' rear lot setback variance, where 50' is required and 19' is proposed, for lots A and B; a 2.5% maximum lot coverage variance, where 25% is required and 27.5% is proposed, for lot B; a maximum floor area ratio variance of .056 from 0.29 to 0.346 for lot A; and a maximum floor area ratio variance of .103 from 0.29 to 0.393 for lot B.

Application 25-30: 260 Old Town Road, Attorney Robert Bellitto for Ailton Goncalves & Luis Vaz. The applicants are requesting a 28.1' corner lot setback variance on Old Town Road, where 50' is required and 29.1' is proposed on Lot A, in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Application 26-01: 18 Fern Circle, Bryce & Karen Bollert for Pollyann K. Owen Est. c/o Timothy K. Owen. The applicant is requesting a 16,977SF lot size variance, where 43,560SF is required and 26,583SF is proposed, for a lot line revision that will increase the lot size of 32 Fern Circle in Residential Zone AA under Article III of the Trumbull Zoning Regulations.

Application 26-02: 51 Zephyr Road, Joseph R. Mastroluca. The applicant is requesting a 17.5' front lot setback variance on Magnolia Rd, where 50' is required and 32.5' is proposed, to construct an addition in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Application 26-03: 52 Ascolese Road, Claude Duzant for Christopher DeCruze & Emily Rose. The applicants are requesting a 29.9' variance, where 50' is required and 20.1' is proposed, to construct a workshop in Residential Zone A under Article II, sec. 1.1.2 & Article III of the Trumbull Zoning Regulations.

Consider and act on applications from the Public Hearing.

Dated at Trumbull, CT this 29th day of December 2025.

By: Gia Mentillo, Clerk.

COMMISSION MEMBERS: Please notify Gia Mentillo, Clerk, at 203-452-5044 or gmentillo@trumbull-ct.gov if you are unable to attend the meeting.