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

# Town of Trumbull
**CONNECTICUT**

**Town Hall**
5866 Main Street
Trumbull, Connecticut 06611

## PLANNING AND ZONING COMMISSION

To: MEMBERS OF THE PLANNING AND ZONING COMMISSION
RE: REGULAR MEETING – **WEDNESDAY, June 17, 2020**

The Planning and Zoning Commission will hold a Regular Meeting on Wednesday, June 17, 2020 at 7:00 p.m. online via videoconferencing.

## AGENDA

PUBLIC HEARING
7:00 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC HEARING**

**SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER**

1. **23 Hampton Road:** Applicant, James Stevens, is requesting to subdivide the property located at 23 Hampton Road in a Residence A Zone into two building lots pursuant to the Town of Trumbull Subdivision Regulations. **File:#20-03**

**REGULAR MEETING**

**ACCEPTANCE OF MINUTES**
Acceptance of the Minutes from the May 20, 2020 Planning and Zoning Meeting.

Join the meeting online:
https://zoom.us/j/96113665830?pwd=QWVhRXcyQjhQblBoajg5SDdBWldNQT09
Webinar ID: 961 1366 5830
Password: 107671

Join by telephone:
(301) 715-8592 or (877) 853-5257 (Toll Free)
Webinar ID: 961 1366 5830

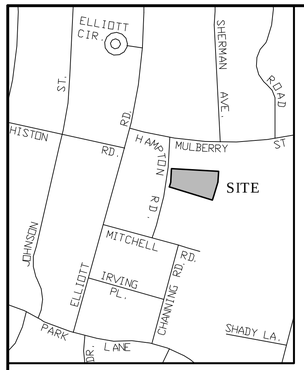
Dated at Trumbull, CT this 9th day of June, 2020.

Updated June 16, 2020

By: Linda Finger, Clerk

Plans for the above listed application is on file in the office of the Planning and Zoning Commission and will be posted on the Town's website www.trumbull-ct.gov for viewing before, during and after the meeting.

**COMMISSION MEMBERS: PLEASE NOTIFY Linda Finger, Clerk, at 203-452-5044 or lfinger@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.**




LOCATION MAP

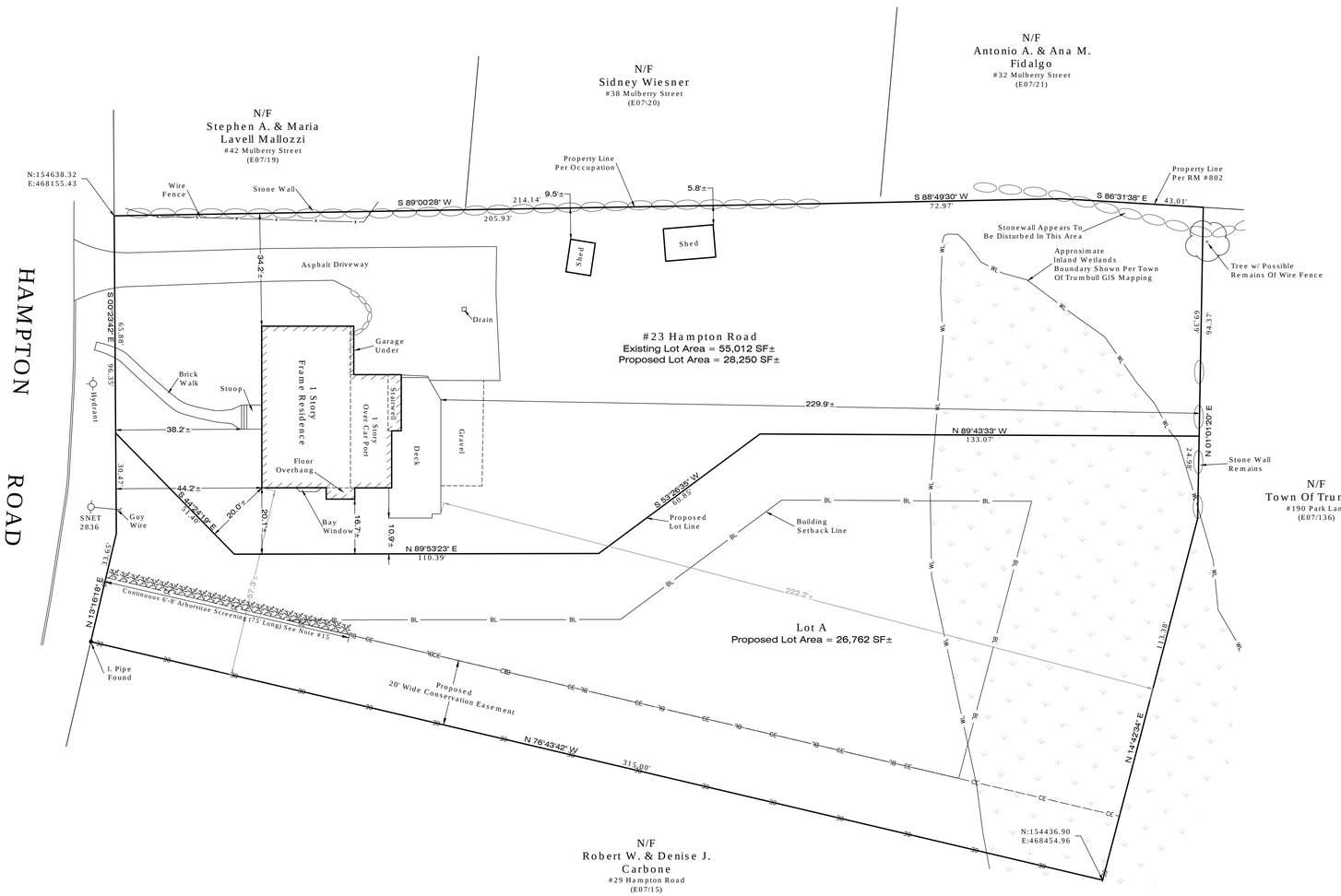
0 50'
1" = 50'

| RESIDENCE A ZONE - #23 | MINIMUM REQUIRED MAXIMUM ALLOWED | EXISTING CONDITIONS | PROPOSED CONDITIONS | AS-BUILT CONDITIONS |
|---|---|---|---|---|
| Minimum Lot Area | 21,780 | 55,012± | 28,250± | - |
| Minimum Lot Frontage | 125 | 130.0' | 65.88' ① | - |
| MINIMUM SETBACK | | | | |
| Setback From Street Line | 50 | 44.2'± | 44.2'± | - |
| Setback From One Side Property Lines | 20 | 34.2'± | 10.9'± | - |
| Setback From Rear Property Lines | 50 | 222.2'± | 229.9'± | - |
| MINIMUM FLOOR AREA | | | | |
| Floor Area - One Story Building | 1,200 | 1,841± | 1,841± | - |
| Floor Area - Split Level Building | - | - | - | - |
| Floor Area - Two Or More Story Building Total Floor Area | 1,700 | - | - | - |
| Floor Area - Two Or More Story Building Ground Floor Area | 900 | - | - | - |
| Maximum Height For A Building Or Structure | 40 | <40 | <40 | - |
| Maximum Building Coverage As A Percentage Of Lot Area | 25% | 3.8% | 7.3% | - |
| Maximum Building Floor Area As A Percentage Of Lot Area | 29% | 3.3% | 6.5% | - |

① See Note 9

| RESIDENCE A ZONE - LOT A | MINIMUM REQUIRED MAXIMUM ALLOWED | EXISTING CONDITIONS | PROPOSED CONDITIONS | AS-BUILT CONDITIONS |
|---|---|---|---|---|
| Minimum Lot Area | 21,780 | - | 26,762± | - |
| Minimum Lot Frontage | 125 | - | 64.12' ① | - |
| MINIMUM SETBACK | | | | |
| Setback From Street Line | 50 | - | - | - |
| Setback From One Side Property Lines | 20 | - | - | - |
| Setback From Rear Property Lines | 50 | - | - | - |
| MINIMUM FLOOR AREA | | | | |
| Floor Area - One Story Building | 1,200 | - | - | - |
| Floor Area - Split Level Building | - | - | - | - |
| Floor Area - Two Or More Story Building Total Floor Area | 1,700 | - | - | - |
| Floor Area - Two Or More Story Building Ground Floor Area | 900 | - | - | - |
| Maximum Height For A Building Or Structure | 40 | - | - | - |
| Maximum Building Coverage As A Percentage Of Lot Area | 25% | - | - | - |
| Maximum Building Floor Area As A Percentage Of Lot Area | 29% | - | - | - |

① See Note 9




## NOTES:

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a ReSubdivision Map based upon a Resurvey and conforms to Horizontal Accuracy Class A-2.

   The intent of this survey is to depict a ReSubdivision of a previously approved lot.

2. Reference is made to the following documents on file in the Trumbull Town Clerk's Office:

   A. RM #447 - "Map Of Lots In Trumbull, Conn. For Louis M. & John H. Snyder; Scale: 1"=100'; Dated: Nov. 17, 1950" prepared by Frank Penny.

   B. RM #802 - "Subdivision Map Fpr Chris Bargas, Trumbull, Conn.; Scale: 1"=50'; Dated: Jan. 14, 1958" prepaded By Thos. J. Hardiman.

   C. Volume 1804, Page 426 - Warranty Deed.

3. The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, unless specifically noted as such. It is the Contractor's responsibility to contact CALL BEFORE YOU DIG (CBYD) prior to commencement of any excavation, Dial 811 or 1-800-922-4455.

4. Property is located in FEMA Zone X. Per Flood Insurance Rate Map #09001C0288F, Effective Date: June 18, 2010; Panel 288 of 626.

5. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.

6. It is the owner's and/or contractor's responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.

7. Proposed calculations are based on architectural plans submitted by the client. In some cases dimensions are scaled. It is the contractor's responsibility to adjust for siding that will be added to the structure with respect to coverage and setbacks. The surveyor assumes no responsibility for details that are not submitted for our review.

8. Property is located in Zone A.

9. A Zoning Board Of Appeals Variance has been granted.

10. Error Of Closure is 1/5000 or greater.

11. Total Parcel Area = 55,012 sf / 1.263 ac.

12. The driveway to Lot A shall be located as close to 23 Hampton Road as permitted by Code and Regulations.

13. The driveway on Lot A shall not exceed 12' in width.

14. No dwelling on Lot A shall exceed 3,000 square feet.

15. A continuous 6'-8' arborvitae screen running 75' starting from Hampton Road and running along the proposed driveway on Lot A to screen with 29 Hampton Road.

## LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- LAMP POST
- CATCH BASIN
- ELECTRIC BOX
- SIGN
- MAILBOX
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- TEST HOLE
- PERC HOLE
- STONE BOUND
- STONEWALL
- WL — WL — INLAND WETLANDS
- METAL FENCE
- WOOD FENCE

THE OWNERS OF RECORD APPROVE THIS SUBDIVISION PLAN AND HEREBY DEDICATE ALL HIGHWAYS AND EASEMENTS SHOWN HEREON FOR PUBLIC SERVICES TO THE TOWN OF TRUMBULL.

_____ DATE:_____

_____ DATE:_____

APPROVED BY THE TRUMBULL PLANNING AND ZONING COMMISSION

_____ DATE:_____

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

_____
Jason T. Spath Sr., L.S. #70136

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

REVISIONS

# RESUBDIVISION MAP

PREPARED FOR

## JAMES C. STEVENS

#23 HAMPTON ROAD
TRUMBULL, CONNECTICUT

20 0 20 40

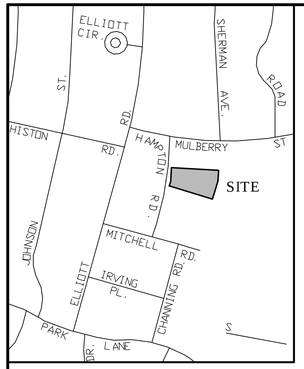
| DATE: | SCALE: | DRAFTER: | JOB NUMBER: | PROJECT #: |
|---|---|---|---|---|
| MARCH 31, 2020 | 1"=20' | SJR | 9719 | 9719 |

HC

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
303 Linwood Avenue, Fairfield, CT
203.259.1091

1/1

8-4758




LOCATION MAP

0 500'
1" = 500'

Patrick G. & Barbara A. Luoghran
#72 Elliott Road
(E/07/107)

Michael S. & Jacqueline D. Nigro
#63 Elliott Road
(E/07/215)

Denise & Matthew Didio
#71 Elliott Road
(E/07/113)

Joseph E. Campion
#7 Hampton Road
(E/07/07)

Michael A. Colwell
#42 Mulberry Street
(E/07/29)

Vesta & Wilmane Maignan
#82 Sherman Avenue
(E/07/30)

Ian Ben & Roseann Bass
#88 Sherman Avenue
(E/07/28)

Sherman Avenue

Patricia Gilly
#83 Sherman Avenue
(E/07/39)

Leslie Foster
#89 Sherman Avenue
(E/07/27)

William A. & Shirley F. McMenamey
#94 Ascolese Road
(E/07/40)

Thomas M. & Joyce Rosinski
#100 Ascolese Road
(E/07/26)

Ascolese Road

Carola Perez
#99 Ascolese Road
(E/07/47)

Robert L. & Laurie M. Sollitto
#10 Mulberry Street
(E/07/25)

Patryk Zelechowski & Grayzna Zelechowska
#14 Mulberry Street
(E/07/24)

Ann Marie S. Astles
#20 Mulberry Street
(E/07/23)

John & Dana L. Schod
26 Mulberry Street
(E/07/22)

Antonio & Ana M. Fidalgo
32 Mulberry Street
(E/07/21)

Sydney Wiesner
38 Mulberry Street
(E/07/20)

Stephen Malozzi & Maria FKA Lavell Mallozzi
42 Mulberry Street
(E/07/19)

Mulberry Street

Erion & Jezerca Cina
#76 Elliott Road
(E/07/105)

Joseph E. & Concetta A. Fraccascia
#77 Elliott Road
(E/07/114)

Tammy Michelle Salem & Joseph Robert Salem
#14 Hampton Road
(E/07/08)

Dumitru & Mirela Zdraelea
#18 Hampton Road
(E/07/09)

Vincent Macri & Jean Macri
#22 Hampton Road
(E/07/10)

James C. Stevens
#23 Hampton Road
(E/07/18)

500'

Matthew R. Lamothe & Christine J. Teto Lamothe
#84 Elliott Road
(E/07/104)

Karen Dominik
#88 Elliott Road
(E/07/103)

Elliott Road

Richard G. & Annmarie Vetter
#85 Elliott Road
(E/07/117)

Gregory F. & Kara L. Rizzardi
#26 Hampton Road
(E/07/318)

Joseph S. & Patricia Tividar
#91 Elliott Road
(E/07/118)

William V. & Nancy E. Scerbo Trustees
#30 Hampton Road
(E/07/12)

Carmella Piccioli
#94 Elliott Road
(E/07/100)

Hampton Road

Robert W. Carbone & Denise J. Carbone
#29 Hampton Road
(E/07/15)

Town Of Trumbull "Jane Ryan School"
#190 Park Lane
(E/07/136)

Perry A. & Cathy A. Hermanson
#33 Hampton Road
(E/07/14)

Joshua L. Rockwell
#37 Mitchell Road
(E/07/13)

Justin & Erica Bolla
#21 Mitchell Road
(E/07/127)

Paul & Tanya Kaflinski
#25 Mitchell Road
(E/07/128)

Adel Sandoval Veras
#100 Elliot Road
(E/07/98)

James Mitchell
#99 Elliott Road
(E/07/120)

Janene W. & David H. Hawkins
#7 Mitchell Road
(E/07/133)

Iuliana Roata & Felix I. Cordas
#34 Hampton Road
(E/07/134)

Mitchell Road

Prakash K. Lapsia & Jyoti P. Lapsia
#105 Elliot Road
(E/07/121)

Michael & Carol Ann Cerulo
#8 Mitchell Road
(E/07/132)

Vasila Rusu & Radu Rusu Revocable Trust
#12 Mitchell Road
(E/07/131)

Daniel J. Bucci
#16 Mitchell Road
(E/07/126)

Channing Road

Joaquim A. Matias & Marie Theresa Pinheiro
#24 Mitchell Road
(E/07/123)

Laurie K. Nagy
#21 Channing Road
(E/07/124)

Eva Hapis
#22 Channing Road
(E/07/122)

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

REVISIONS

# 500' RADIUS MAP

PREPARED FOR

## JAMES C. STEVENS

#23 HAMPTON ROAD

TRUMBULL, CONNECTICUT

60 0 60 120

| DATE: | SCALE: | DRAFTER: | JOB NUMBER: | PROJECT #: |
|---|---|---|---|---|
| MARCH 31, 2020 | 1"=60' | SJR | 9719 | 9719 |

HC

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
303 Linwood Avenue, Fairfield, CT
203.259.1091

1/1

8-4759

K:\projects\9719\DWG\500' Radius Map.dwg, Layout1, 3/31/2020 10:48:10 AM

**PLANNING AND ZONING COMMISSION**
**TOWN OF TRUMBULL**

**APPLICATION FOR SUBDIVISION APPROVAL**

**APPLICATION NO.:** _____

**HEARING DATE:** _____

**Name of Applicant:** James C. Stevens **Phone:** 203-528-0590
(OWNER OF RECORD - If lawful agent, state capacity)

**Address:** c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT 06824

**Coapplicant:** _____ **Phone:** _____
(Developer - If lawful agent, state capacity)

**EMAIL ADDRESS:** Chris@russorizio.com

**Address:** 23 Hampton Road

**Title of Subdivision Map:** Resubdivision Map Prepared For James C. Stevens #23 Hampton Road Trumbull, Connecticut

**Dated:** 04/07/2020 **Prepared By:** The Huntington Company, LLC

**Location:** 23 Hampton Road
(Name of road, distance from crossroad, etc.)

**Zone:** A **Area:** 55,012 SF **Acres** 1.263 **Number of Lots:** 2

**Public Water Supply: Yes** X **No** _____ **Public Sanitary Sewers: Yes** X **No** _____

**Applied to Inland Wetlands and Watercourses Commission: Yes** _____ **No** _____ **N/A** X

**THIS APPLICATION IS ACCOMPANIED BY:**
**(See Chapter VI of Land Subdivision Regulations)**

1) **Four Collated Stapled Sets of Prints in the Following Order:**
   a) **500' Radius Map (100 Scale, including proposed development)**
   b) **Record Plat (Subdivision Map)**
   c) **Sewage Disposal and Grading Plan**
   d) **Soil Erosion and Sediment Control Plan**
   e) **Plan and Profile**
2) **Mylar Record Plat (not required at time of filing application)**
3) **Stormwater Calculations (See Road Regulations) 2 copies**
4) **Fee: See Schedule**

**Signature of Applicant:** _____

**Signature of Coapplicant:** _____

**Note: Application shall be made to the Clerk of the Commission at least twenty-one days prior to the hearing date.**

---

**APPLICATION RECEIVED:** _____ **DATE:** _____
(Signature of Clerk)

**FEE PAID:** _____ **APPLICATION COMPLETE: Yes** _____ **No** _____

Russo & Rizio, LLC
ATTORNEYS AT LAW

Colin B. Connor
Elizabeth A. Falkoff*
Robert G. Golger
Michael C. Jankovsky
David K. Kurata
Katherine M. Macol
Leah M. Parisi
William M. Petroccio*
Raymond Rizio*
Christopher B. Russo
Robert D. Russo
John J. Ryan
Vanessa R. Wambolt
(*Also Admitted in NY)

April 8, 2020

Rob Librandi
Land Use Planner
Planning & Zoning Department
5866 Main Street
Trumbull, CT 06611

**Re: Subdivision Application for property located at 23 Hampton Road**

Dear Mr. Librandi:

Please accept the following responses as part of the subdivision application to the Trumbull Planning and Zoning Commission for the property located at 23 Hampton Road (the "Site") in the Residence A Zone:

**Proposed Development**

The Applicant proposes to subdivide the Site into two (2) building lots within the Residence A Zone. The Site contains properties identified as Lot 120 and a portion of Lot 119 on RM #477 in the Trumbull Town Clerk's Office, which is included in this application. The existing single-family dwelling is located entirely within Lot 120 as identified on said plan. The Site, in its entirety, contains 55,012 SF, which is significantly more than double the lot area requirement in the Residence A Zone and more than many of the surrounding properties. The lot is irregularly shaped, which creates its large size. Rather than a standard rectangle or square lot, the Site becomes wider and wider heading towards its rear. The rear property line is over Two hundred feet (200') long. An undevelopable pocket of wetlands located on the Jane Ryan School property lies beyond the rear of the Site, which only adds to additional buffer to the proposed Lot A. Despite the presence of wetlands at the rear of the Site, there is still ample room to construct a single-family dwelling as shown by the building setback envelope on the submitted subdivision plan.

The Applicant now proposes to subdivide the Site into two (2) building lots. The first lot contains an existing single-family dwelling. Both lots will be conforming with a significant excess as to lot area. The existing dwelling will not be altered at all and will maintain its pre-existing nonconforming street line setback.

This proposed second lot, Lot A, will be significantly larger than the original portion of Lot 119. The rear of the Site contains wetlands and will create a significant buffer to neighboring

1 Post Road
Fairfield, CT 06824

Tel 203-255-9928
Fax 203-255-6618

properties. The proposed Lot A will have a building setback line, which will place any future dwelling in a significantly buffered area, so there will not be a negative impact on the neighborhood. No dwelling is currently proposed for Lot A, but once a dwelling is to be constructed, it will need to obtain the necessary land use and municipal approvals.

The Applicant agreed to a number of conditions attached to the approval from the Zoning Board of Appeals. Since a dwelling is not currently proposed on the new building lot, the Applicant will need to submit an application to and receive approval from the Trumbull Inland Wetlands and Watercourse Commission, obtain approval from the WPCA for connection to the sanitary sewer and obtain further approval from the Trumbull Engineering Department for its Stormwater Management and Drainage Standards. The Applicant also agreed to conditions for a Twenty-foot (20') conservation easement and a Seventy-five foot (75') Six-to-Eight foot (6'-8') arborvitae screen along the property line with 29 Hampton Road, to buffer the neighboring property from the proposed driveway. These conditions are depicted on the submitted subdivision plan. Said driveway will be located as close to 23 Hampton Road as permitted by the Trumbull municipal departments and restricted to Twelve feet (12'). Finally, the size of the dwelling to be built on the new proposed lot shall not exceed Three thousand square feet (3,000 SF). The Application along with the above-stated conditions will ensure there is not a negative impact on the surrounding neighborhood.

For these reasons, the Applicant respectfully requests the Trumbull Planning and Zoning Commission approved the proposed 2-lot subdivision of the Site.

Sincerely,

Christopher B Russo

Christopher Russo

**Planning and Zoning Department**
Telephone (203) 452-5047
Fax (203) 452-5169

**Town Hall**
5866 Main Street
Trumbull, Connecticut 06611

## ZONING BOARD OF APPEALS

March 12, 2020

Stephen Thomas Symski & Shirley A. Mayo
c/o Christopher Russo, Esq.
Russo & Rizio, LLC
10 Sasco Hill Road
Fairfield, CT 06824

Re: Application #20-09, dated 2/12/2020
Map E-07; Parcel 00018; Lot 120; 23 Hampton Road

Dear Applicant:

Your application for a Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Trumbull Zoning Regulations) and Chapter V, Sec. 2 (Land Subdivision Regulations) to reduce the minimum lot frontage from 125' to 65.88' (23 Hampton Road), to reduce the minimum setback from one side of the property line from 20' to 10.9' (23 Hampton Road) and to reduce the minimum lot frontage from 125' to 64.12' for proposed lot identified as Lot A was APPROVED WITH CONDITIONS.

1. Prior to Engineering Approval; applicant must show compliance with the Administrative Policy for Stormwater Management and Drainage Standards. Applicant must also seek approval from the WPCA for connection to the sanitary sewer. Applicant must also make an application to The Inland Wetlands and Water Course Commission.

2. Applicant must file an application with to the P&Z Commission for subdivision approval (per Atty. Cordone)

3. A 20' wide conservation easement to retain the existing condition of the land along the property line between 23 and 29 Hampton Road.

4. Along the driveway for the first 75' from Hampton Road there will be planted a screening of arborvitaes that are at least 6'-8' in height (75' from the curb).

5. Limiting the size of the new house to be built to 3,000 sq. ft.

6. The driveway would be close as possible to the existing house at 23 Hampton Road and the driveway will be no wider than 12' in width.

The steps listed below should be followed, as you proceed with your project.

1. A recording fee in the amount of $10.00 (cash or check made payable to the Town of Trumbull) shall be submitted to the Planning and Zoning office for the purpose of recording the variance on the land records. Once recorded the variance becomes a permanent and official document. **ANY RELATED BUILDING PERMITS CANNOT BE ISSUED UNTIL SUCH VARIANCE HAS BEEN RECORDED.**

The effective date of action has been set for March 22, 2020 (expiration of appeal period). If you have any questions about the above process, please feel free to contact us Monday through Friday, during regular business hours, at (203) 452-5044.

Very truly yours,

Gail Andreyka, ZBA Clerk

cc: Town Clerk, ZEO, Building Official, Town Engineer, Planning & Zoning

## Patrica Zablocky

**From:** djcbone@aol.com
**Sent:** Monday, June 15, 2020 12:13 PM
**To:** Linda Finger
**Subject:** Opposition of 23 Hampton Rd  Map E/07 Lot 18

To Whom It May Concern,

We oppose the subdivision of the property located at 23 Hampton Rd. We feel building a 2 story 3000 sq ft house and driveway on the property potentially will disrupt the wetlands. It would be difficult to analyze the wetlands because we had a mild winter with very little snow, This spring had below normal rainfall in this area and very little runoff down our driveway. It would be very difficult to forecast the wetlands situation with below normal weather this winter and spring, to know what will happen in the future. We feel we will have little privacy with a house in our backyard along with our other neighbors.

Thank You,
Robert and Denise Carbone
29 Hampton Rd

## Patrica Zablocky

**From:** Vincent Macri <macrivincent@gmail.com>
**Sent:** Sunday, June 14, 2020 3:10 PM
**To:** Linda Finger
**Subject:** Hampton rd opposition

To whomever it may concern,
As a resident of Hampton rd for 54 years, my family and I oppose the new residential development that is seeking approval.
Many of the neighbors are also against building a new house on the property.
Thank you for your time.

Vincent Macri
22 Hampton rd
203-610-0517

## Patrica Zablocky

**From:** Maria Mallozzi <ria974@icloud.com>
**Sent:** Tuesday, June 16, 2020 8:18 AM
**To:** Linda Finger
**Subject:** 23 Hampton rd.

Dear planning and zoning,
We are opposed to subdividing the property located at 23 Hampton rd.
Steve and Maria mallozzi