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, AUGUST 5, 2026

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, August 5, 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 June 3, 2026, Zoning Board of Appeals Regular Meeting minutes.

176 Hilltop Circle. Paul MacKnight is appealing the decision of the zoning enforcement officer's denial of a building permit to construct a portico over the front steps of the home in Residential Zone AA, that would require variance approval under Article III of the Trumbull Zoning Regulations since the portico would encroach on the 50' front lot setback requirement.

Applications

Application 26-15: 10 Crown Street. Robert Duva for Paul Lakeland & Beth Palmer. The applicant is requesting a 12,892 sq. ft. lot size variance, where 21,780 sq. ft. is required; 10,570 sq. ft. exists; and 8888 sq. ft. is proposed to convey 1682 sq. ft. to the abutting lot at 53 Middlebrooks Avenue in Residential Zone A under Article III of the Trumbull Zoning Regulations

Application 26-16: 161 & 163 Pinewood Trail. George Lewis. The applicant is requesting a .10 variance for maximum floor area ratio, where .29 is the maximum and .39 is proposed and a 10.1' side lot setback variance, where 20' is required and 9.9' is proposed to combine 161 & 163 Pinewood Trail and connect both existing homes to create one single family home in Residential Zone AA under Article III of the Trumbull Zoning Regulations.

Application 26-17: 34 Wesley Drive. Nicholas Montanaro. The applicant is requesting a 15' side lot setback variance, where 25' is required and 10' is proposed to construct an inground pool and a 35' rear

lot setback variance, where 50’ is required and 15’ is proposed to construct a 600 sq. ft. pavilion in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Application 26-18: 93 Broadway. Fred D’Amico for Jose Parra. The applicant is proposing to subdivide the lot. Lot #2 will become an interior lot, making both existing structures non-conforming. The applicant is requesting a 46’ side lot setback where 50’ is required and 4’ is proposed; a .8’ side lot setback variance, where 50’ is required and 49.2’ is proposed; a 6.1’ rear lot setback variance, where 50’ is required and 43.9’ is proposed and a 12’ front lot setback variance, where 50’ is required and 38’ is proposed in Residential Zone A under Article III, section 9 of the Trumbull Zoning Regulations.

Application 26-19: 84 Ridgeview Avenue. Steven Keedle for Cynthia & Richard Istvan. The applicant is requesting a 10’ front lot setback variance, where 50’ is required and 40’ is proposed and a 195 sq. ft. variance for an accessory apartment, where 645 sq. ft. is allowed, and 840 sq. ft. is proposed in Residential Zone A under Article I, section 1.2 and Article III of the Trumbull Zoning Regulations.

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

Dated at Trumbull, CT this 5th day of August 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.