

Town of Trumbull
CONNECTICUT

Planning and Zoning
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**ZONING BOARD OF APPEALS
WEDNESDAY, JANUARY 7, 2026, MINUTES**

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held at Trumbull Town Hall Council Chambers on Wednesday, January 7, 2026.

Member Present: Rob Saunders, Chairman
Matthew Reale, Vice Chairman
Kim DiCorpo, Secretary
Tim Cantafio
Matthew Broder
Joseph Rescsanski, Alternate
Nancy Walkley, Alternate

Members Absent: Kevin McGee, Alternate

Also Present: Brian Fitzgerald, Zoning Enforcement Officer
Attorney James Cordone, Town Attorney
Gia Mentillo, Clerk
Trumbull Community Television

A quorum being present, Chairman Saunders called the meeting to order at 7:01 p.m.

Pledge of Allegiance

Approval of Minutes

MOTION MADE (Broder), seconded (Reale) to approve the December 3, 2025, minutes.

Vote: 5-0 Motion Carried

Public Hearing & Work Session

Chairman Saunders informed that both applications #25-27 and #25-30 for 260 Old Town Road have been moved to the end of the agenda.

**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.

Bryce Bollert, 32 Fern Circle, informed he is seeking a variance to adjust the lot line between 18 and 32 Fern Circle, allowing him to purchase a portion of the adjacent property. Currently, the lot line sits about 5' from his home and the adjustment would extend his side yard allowing for additional privacy and use.

Public Comment: Tim Owen, 125 Fernwood Road, executer for estate which owns 32 Fern Circle, stated his support for the application.

Work Session: Chairman Saunders stated the proposed would increase the conformity of both lots.

Engineering comments: No engineering comments at this time.

Motion Made (Reale), Seconded (DiCorpo), to approve **Application 26-01: 18 Fern Circle, Bryce & Karen Bollert for Pollyann K. Owen Est. c/o Timothy K. Owen**

Vote: 5-0 **Motion Carried**

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.

Joseph Mastroluca, 51 Zephyr Road, stated his request for a front setback variance along Magnolia Road to put an addition on the existing dwelling which sits 32.5' from the front lot line. He informed that his property is on a corner lot and therefore has two front setback requirements. Per Vice Chairman Reale's inquiry, Mr. Mastroluca confirmed the proposed would not change the current setback. Chairman Saunders read a letter of support from Patricia Plunkett at 45 Zephyr Road into the record.

Public Comment: There was no public comment made.

Work Session: Chairman Saunders stated that the proposed is not resulting in any additional encroachment to the setback requirements, and Vice Chairman Reale noted several letters of support were received from neighbors.

Engineering comments: Prior to engineering approval, the applicant must demonstrate compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards and obtain a sanitary sewer permit.

Motion Made (Reale), Seconded (Cantafio), to approve with conditions **Application 26-02: 51 Zephyr Road, Joseph R. Mastroluca.**

Vote: 5-0 **Motion Carried**

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.

Claude Duzant, 48 Broc Terrace, Shelton CT, spoke on behalf of the applicants who are looking to build a shed/workshop taller than that which is allowed. Commissioner Rescsanski noted an error on the applicant's survey, clarifying that the lot in question is in a half-acre zone. Mr. Duzant stated the applicant spoke with the rear abutter who has no opposition to that which is proposed.

Public Comment: Christopher DeCruze, 52 Ascolese Road, informed that the proposed shed is for his wife who is a teacher in need of a workspace for lesson planning and preparation, noting that they cannot use their guest room for this as they use this space to foster children.

Work Session: Chairman Saunders noted the Board has approved similar requests in the past, adding that there are many undersized lots in the neighborhood.

Engineering comments: No engineering comments offered at this time.

Motion Made (DiCorpo), Seconded (Broder), to approve **Application 26-03: 52 Ascolese Road, Claude Duzant for Christopher DeCruze & Emily Rose.**

Vote: 5-0

Motion Carried

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.

The public hearing portion of this application was closed on November 5, 2025.

Work Session: Chairman Saunders informed that Commissioner Rescsanski would sit as the fifth voting member for this application as Commissioner Broder was not present for the public hearing. He then provided an overview of the applicant's request and presentation.

Secretary DiCorpo stated the lot across the street from that in question is roughly the same size, denying this application would not necessarily result in an oversized home being constructed on the property, and the lot's size does not necessarily pose a hardship, bringing into question whether there is a basis for granting a variance. Commissioner Rescsanski felt that the lot being larger than others in the neighborhood did not constitute a hardship. He noted that there may be another avenue for the applicant to pursue this project such as a special exception permit from the PZC. Vice Chairman Reale stated that many neighbors have voiced opposition to this application (some concerns being more pertinent than others for this Board), and that the Board must render its decisions based on the facts presented and whether the applicant effectively meets the burden of proving a hardship exists for the property. He felt this burden had not been met.

Engineering comments: Prior to engineering approval, the applicant must demonstrate compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards and obtain a sanitary sewer permit.

Motion Made (Rescsanski), Seconded (Reale), to approve **Application 25-27: 260 Old Town Road, Attorney Robert Bellitto for Ailton Goncalves & Luis Vaz**
Vote: 0-5 **Motion Denied**

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.

There being no one present to speak on behalf of this application, Atty. Cordone outlined the various ways the Board could proceed and informed that denying the application without prejudice would allow the applicant to re-submit.

Engineering comments: Prior to engineering approval, the applicant must demonstrate compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards and obtain a sanitary sewer permit.

Motion Made (Reale), Seconded (Broder), to deny without prejudice **Application 25-30: 260 Old Town Road, Attorney Robert Bellitto for Ailton Goncalves & Luis Vaz.**
Vote: 5-0 **Motion Carried**

Chairman Saunders asked for a motion to adjourn, motion made (Rescsanski) and seconded (Cantafio). The January 7, 2026, meeting of the Zoning Board of Appeals adjourned at 7:20 p.m. with unanimous consent.

Dated at Trumbull, CT this 9th day of January 2026.
By: Gia Mentillo, ZBA Clerk