

**MINUTES
ZONING BOARD OF APPEALS
January 8, 2020**

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held in the Council Chambers of the Trumbull Town Hall on Wednesday, January 8, 2020.

Members Present: Steven Elbaum – Chairman, Rob Saunders – Vice Chairman, Richard Mayo – Secretary, Catherine Creager, Matthew Reale and alternates Brian Reilly and Joseph Rescsanski

Members Not Present: Alternate Tatiana Rampino

Also Present: Douglas Wenz – Zoning Enforcement Officer

The following is a brief summary of the meeting; a complete record is on tape and on file in the office of the Zoning Board of Appeals located in the Trumbull Town Hall.

A quorum being present, the Chairman called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Approval of Minutes - MOTION MADE (Mayo), seconded (Reale) and unanimously carried to APPROVE the December 4, 2019 minutes.

PUBLIC HEARING

**Application #20-01– 17 Washington Street
John Barbarotta**

Variance of Art. I, Sec. 4.3.1 and Art. III Sec. I to construct a 14' 3" x 15' second floor addition over existing footprint of the house 9.7' from S/S lot line. Variance of Art. III (Minimum Lot and House Sizes, Building Lines and Limits on Height and Bulk of Buildings), to allow a floor area ratio of 32% where 29% is allowed, and a maximum building coverage of 26.8% where 25% is allowed.

Owner, Mr. Barbarotta stated he wants to put an addition over his dining room which currently has a shed roof. The roof will be removed and the addition will be built over the existing footprint of the house. Neighbors are in support of the application.

Pubic Comment: None

**Application #20-02 - 56 Commerce Drive
Make-A-Wish Foundation of Connecticut, Inc.
(Pam Keough)**

Variance of Art. II, Sec. 4.3.7 Paragraph d & e to install an internally illuminated wall sign measuring 98 square feet, where only 32 square feet are allowed, and where only indirect illumination is allowed.

Attorney Sara Sharpe (Hurwitz, Sagarin, Slossberg & Knuff, LLC - 137 North Broad St., Milford, CT), representing Make-A-Wish, stated her client is seeking a variance for a larger sign with illumination since the property is located off the main thoroughfare and is screened by vegetation. Signage consultant, Larry Bourque (ABC Sign Corporation, 125 Front Street, Bridgeport, CT)

submitted handouts illustrating the signage. He advised Make-A-Wish has to project an image in order to attract volunteers and donations and a larger sign is needed. The sign would be illuminated by LED lighting inside the front and back and would project a halo effect. It would measure 5'3" by 18'11".

Mr. Bourque advised the building is located at the end of Commerce Drive and is set back from the cul-de-sac. The hardship is the location and uniqueness of the building. Residential buildings will not be able to see the illuminated sign because they are located behind Make-A-Wish. There is no other signage here at this time.

In response to a question from Commissioner Rescsanski, Mr. Wenz, Zoning Officer, commented current sign regulations are very restrictive in terms of size for a building of this nature.

Public Comment: None

**Application #20-03 – 17 Woolsley Avenue
Michael A. Hartel**

Variance of Art. II, Sec. 1.3.2 Paragraph 2, for a 12.1' x 16.1' workshop 6' from rear property line at its closest point

(Commissioner Reale recused himself from this application.)

Owner Michael Hartel submitted photos and letters from neighbors. He stated he was at ZBA in October and unknowingly built too large of a shed since he was unaware of the zoning regulations. The application was denied and he now wants to move the existing structure to the rear property line. He noted that the rear abutting neighbor is in favor. The shed would now be called a workshop where 15' in height and 300 sq. ft. is allowed by regulation. His hardship is that he is struggling for space since his mother in law moved into the in-law apartment and he no longer has any room for storage.

Public Comment: Mark Jass (6 Windy Ridge), the rear abutter, is in support of the application. Tim Giordano (14 Woolsley Avenue), who lives kitty-corner to the property stated he was present to attest to the character of Mr. Hartel and that he is a wonderful neighbor.

Laura Szabo (65 Woolsley Ave.) stated she was there to speak on behalf of her sisters Michele and Jacqueline-Ann Szabo (21 Woolsley Avenue), who live next door to Mr. Hartel. She commented she is concerned that this will be precedent setting as it is an imposing structure and doesn't fit in with the neighborhood.

Doug Rochelle (15 Windy Ridge) stated the size is large, cumbersome and doesn't fit in with the property.

Mr. Hartel stated he plans on enclosing his yard with a fence and plantings since he is on a corner lot.

WORK SESSION

MOTION MADE (Mayo), seconded (Reale) and unanimously carried to APPROVE **Application #20-01 – 17 Washington Street - John Barbarotta** (*Joseph Rescsanski served as voting member as Catherine Creager was absent for the presentation of the application.*)

MOTION MADE (Creager), seconded (Saunders) and unanimously carried to APPROVE **Application #20-02 - 56 Commerce Drive - Make-A-Wish Foundation of Connecticut, Inc. - Pam Keough**)

Chairman Elbaum stated the property is isolated and he has no concerns.

MOTION MADE (Mayo), seconded (Creager) and unanimously carried to APPROVE WITH CONDITIONS - **Application #20-03 – 17 Woolsley Avenue – Michael A. Hartel** (*Joseph Rescsanski served as the voting member since Matthew Reale recused himself.*)

Mr. Wenz advised Mr. Hartel meets all the setbacks except in the rear and Chairman Elbaum noted the workshop was a good solution to the issue from last time. Engineering requires that:

1. Roof leaders must not discharge directly towards the downstream property.
Homeowner to assure no negative impact to any neighboring properties.

Chairman Elbaum asked for a motion to adjourn, motion made by (Reale) and seconded (Saunders). The January 8, 2020 meeting of the Zoning Board of Appeals adjourned at 7:30 p.m. with unanimous consent.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Wednesday, February 5, 2020 at 7:00 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

By: _____

Gail Andreyka, Clerk

cc: R. Bakalar, R. Librandi, D. Wenz

