

Town of Trumbull  
CONNECTICUT

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



Town Hall  
5866 Main Street  
Trumbull, Connecticut 06611

**ZONING BOARD OF APPEALS**

**WEDNESDAY, MARCH 3, 2021 MINUTES**

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held via videoconferencing on Wednesday, March 3, 2021.

**MEMBERS PRESENT:** Steve Elbaum – Chairman  
Rob Saunders – Vice Chairman  
Richard Mayo – Secretary  
Catherine Creager  
Matthew Reale  
Brian Reilly, Alternate  
Tatiana Rampino, Alternate

**MEMBERS ABSENT:** Joseph Rescsanski, Alternate

**ALSO PRESENT:** Douglas Wenz – Zoning Enforcement Officer  
William Chin – Director of Information Technology  
Attorney James Cordone – Town Attorney

A quorum being present, Chairman Elbaum called the meeting to order at 7:02 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:**

MOTION MADE (Mayo), seconded (Reale) to approve the February 3, 2021 minutes.

**Vote: 5-0 Motion Carried**

**PUBLIC HEARING and WORK SESSION**

Chairman Elbaum introduced Town Attorney Jim Cordone who explained the basic rules of the meeting. He remarked that the agenda and all materials were posted on the Town of Trumbull website 24 hours in advance of the meeting. He asked that all speakers state their name before speaking.

**Application #21-03 – 37 Evelyn Street**  
**Richard Slade for Christine Donadeo**

Variance of Article I, Section 4.3.1 and Article III, Section 3 to construct a 10'x 35' front porch 15.3' from the front lot line, and a 12.9' x 5.6' addition 10.8' from the W/S lot line.

Richard Slade (37 Evelyn Street), representing owner Christine Donadeo, stated that they are seeking front setback Variance to build a front porch and back setback Variance to add a bump out second floor bathroom due to the nonconformity of the lot.

Commissioner Creager asked for confirmation that the front setback would be reduced from 21' to 15.3'. Slade responded in the affirmative.

**Public Comment:** None

Chairman Elbaum remarked that this was a minor encroachment as the house is already close to the street. Commissioner Reale visited the area and noted that many of the houses on the street are close to the street line and plans seemed to be in conformity with the area.

Engineering comments that prior to Engineering approval, the applicant must show compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards were read into the record.

**Motion Made** (Saunders), Seconded (Creager), to approve with conditions **Application #21-03 – 37 Evelyn Street, Richard Slade for Christine Donadeo.**

**Vote: 5-0**                      **Motion Carried**

**Application #21-04 – 25 Overhill Drive**  
**Keith and Jessica Brinsmade**

Variance of Article III, Section 7 to construct an in ground pool 108' from the front lot line and 18' from the rear lot line at its closest point.

Owner Keith Brinsmade (25 Overhill Drive) stated that they are seeking front and rear setback Variances to install an in ground pool 108' from the front lot line and 18' from the rear lot line. He remarked that because of the odd shape of the lot, this would be the most practical location. He noted the letter of support from Kevin Brown who resides directly behind his property.

Chairman Elbaum asked if Brinsmade had contacted any of the other property owners to the rear. Brinsmade replied that he had not. Commissioner Saunders asked if due to the nature of the lot that this would be the best location. Brinsmade replied in the affirmative.

**Public Comment:** None

Commissioner Reale remarked that the applicant articulated the hardship and the reasons for the placement of the pool.

Engineering comments that prior to pool patio construction, the applicant must show compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards were read into the record.

**Motion Made** (Creager), Seconded (Reale), to approve with conditions **Application #21-04 – 25 Overhill Drive, Keith and Jessica Brinsmade.**

**Vote: 5-0**                      **Motion Carried**

**Application #21-05 – 18 Wakeley Street**

**Emilia Ferri Architecture & Design for Fairview Avenue Real Estate LLC**

Variance of Art. I, Sec 4.3.1 and Art. III, Sec. 1 to alter existing one story dwelling as follows:

- Add second story addition 14.8' from the front lot line, 11.6' from the W/S lot line, and 43' from the rear lot line.
- Add 18'1 3/4" x 5.11" front porch, 14.8' from the front lot line.
- Add 2 story bump out 5.11' at front S/W corner of existing dwelling, 14.8' from the front lot line and 11.4' from the W/S lot line.
- Add a 4.9' x 8'10 1/2" two story bump out to the N/S corner of the existing dwelling, 11.6' from the N/S lot line and 43' from the rear lot line.
- Add a 10' 11 1/4" x 7'5 3/4" two story bump out to the E/S rear of the existing dwelling 43' from the rear lot line.
- Remove the existing breezeway and construct a 25' 10 7/8" x 25' 10 7/8" garage 31' from the front lot line and 42.1' from the rear lot line.
- Add a 32' 7 3/4" x 12' deck at rear of dwelling, 11.6' from the N/S lot line and 33' from the rear lot line.

Emilia Ferri (18 Peck Avenue, Greenwich), an architect representing owner Fairview Avenue Real Estate LLC, stated that they are seeking Variances to extend the corners of the first floor to square it off, to add a second story, to expand the garage and to add a deck.

Commissioner Reale asked for confirmation from the applicant that the property was a pre-existing non-conforming lot. Ferri confirmed that assessment. Reale also asked for confirmation that the property does not meet current setback and acreage requirements. Ferri responded affirmatively to both.

**Public Comment:** Rose Mary and Kevin Healy (24 Wakeley Street) asked for fencing to be installed along their property line with 18 Wakeley Street before construction. Chairman Elbaum remarked that the applicant was not extending into the side setback. Mr. Healy stated that he had spoken with the applicant regarding a fence. Ferri responded that a temporary fence could be installed during construction but that a permanent fence would likely not be installed until construction was complete. Doug Wenz (Zoning Enforcement Officer) explained the height requirements for fences. Chairman Elbaum suggested that the Healys discuss the fence with the applicant and the owners of the property.

Commissioner Reale remarked that a clearly articulated hardship was expressed and that the property would be improved. He expressed concerns with the fence discussion and stated that the neighbor could build their own fence.

Engineering comments that prior to Engineering approval, the applicant must obtain a driveway permit, show compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards and make an application to the Inlands Wetlands and Water Course Commission were read into the record.

**Motion Made** (Saunders), Seconded (Reale), to approve with conditions **Application #21-05 – 18 Wakeley Street, Emilia Ferri Architecture & Design for Fairview Avenue Real Estate LLC.**  
**Vote: 5-0**                      **Motion Carried**

**Application #21-06 – 103 Crown Street**  
**Brian Sullivan.**

Variance of Art. III, Sec. 7 to install an above ground pool 5.5' from the N/S lot line, and 3.2' from the W/S lot line. Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1, to construct a deck 7.4' from the N/S lot line at its closest point and 20.5' from the rear lot line.

Owner Brian Sullivan (103 Crown Street) remarked that they are seeking Variances to install an above ground pool with a deck. He mentioned the hardship as being a pre-existing non-conforming lot.

Commissioner Saunders inquired about the height of the pool. Sullivan responded that it would be 52" in height.

**Public Comment:** None

Commissioner Reale remarked that the applicant provided a reasonable articulation of a hardship.

**Motion Made** (Reale), Seconded (Creager), to approve **Application #21-06 – 103 Crown Street, Brian Sullivan.**  
**Vote: 5-0**                      **Motion Carried**

Chairman Elbaum asked for a motion to adjourn, motion made (Mayo) and seconded (Saunders). The March 3, 2021 meeting of the Zoning Board of Appeals adjourned at 7:44 p.m. with unanimous consent.

Dated at Trumbull, CT this 11th day of March, 2021.  
By: Linda Finger, Clerk.