Town of Trumbull
CONNECTICUT

Planning and Zoning Department
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ZONING BOARD OF APPEALS
WEDNESDAY, MAY 6, 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, May 6, 2026.

Member Present: Rob Saunders, Chairman
Matthew Reale, Vice Chairman
Kim DiCorpo, Secretary
Tim Cantafio
Matt Broder
Nancy Walkley, Alternate
Joseph Rescsanski, 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 7:00 p.m.

Pledge of Allegiance

Approval of Minutes

MOTION MADE (Broder), seconded (Cantafio) to approve the April 1, 2026, minutes.
Vote: 5-0 **Motion Carried**

Public Hearing & Work Session

Application #26-06: 6600 Main Street
Accent Signs LLC for 6600 Main Street LLC

The applicant is requesting a 67 sq. ft. sign size variance, where 164 sq. ft. is allowed and 231 sq. ft. is proposed and a variance to affix two signs (1 front & 1 rear), where 1 is allowed in the BC Zone under Article 3.1.7 of the Trumbull Zoning Regulations.

John Massari, Accent Signs LLC, 130 Lenox Avenue, Unit 21, Stamford, CT, representative of 6600 Main Street LLC, stated a request for two variances to allow the installation of adequate signage on the Pediatric Healthcare Associates (PHA) building. He stated that the building is significantly elongated on the property and there is a steep grade from the roadway to the structure. Mr. Massari informed that the center of the building sits approximately 200' from the street center at the corner of the property (where the driveway entrance is). He noted that the

standard recommended size of a sign lettering is 1" for every 10' of viewing distance, which is why 19" letters are being proposed for the front building signage. For this reason, a variance to allow for a larger sign than what is allowed is being requested. He stated that the sign needs to be visible from the roadway in order for parents/clients to easily find the building, noting a potential safety issue if parents with sick children are unable to find the facility. Mr. Massari added that PHA has been denied the ability to construct a monument sign at the front of the property.

Per Secretary DiCorpo's inquiry, Mr. Massari confirmed the proposed signage would be "halo lit." Per Vice Chairman Reale's inquiry, Mr. Massari clarified that one, 110 sq. ft. sign is allowed for the structure and that he is requesting a sign at both the front (of about 121sq. ft.) and rear (of about 48sq. ft.) of the building which, in total, exceeds the allowed square footage for signage. He stated a hardship based on the distance from the road and the significant slope to the front of the property which negatively impacts sign visibility.

Public Comment: No public comment was made.

Work Session: Vice Chairman Reale questioned why signage specifications where not finalized when the Planning & Zoning Commission originally approved the site and building plans. He noted his appreciation for the applicant's thorough explanation of their request.

Commissioner Broder questioned whether a hardship was clearly presented that would allow the Board to grant the requested variances, noting concerns about the fact that the sign is illuminated. He also stated the figures shared in the application materials do not align with what was stated by Mr. Massari, noting that the application states that 164sq. ft. of signage is allowed and 231sq. ft. is being proposed.

Engineering comments: No engineering comments offered.

Motion Made (Reale), Seconded (Cantafio), to approve **Application #26-06: 6600 Main Street, Accent Signs LLC for 6600 Main Street LLC.**
Vote: 4-1 (Broader) Motion Carried

Application #26-07: 17 Valley View Road
Satya Sharma for Charles Sliva

> The applicant is requesting a 20' front lot setback variance, where 50' is required and 30' is proposed to construct a new home in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Satya Sharma, 10212 Avalon Gates, representative of Charles Sliva, stated his request for a 20' front setback variance to construct a home. He stated that the significant slope to the rear of the property necessitates building the dwelling closer to the front lot line than what is currently allowed.

Per Commissioner Rescsanski's inquiry, Zoning Enforcement Officer Brian Fitzgerald clarified that there are no wetlands present on the property but construction plans show a silk fence at the rear of the property to contain runoff given the slope of the site.

Chairman Saunders read a letter from Andrew Blum (manager and authorized agent of TLC rentals which owns 12 Valley View Road) into the record (see full comments attached).

Public Comment: No public comment was made.

Work Session: Vice Chairman Reale stated that the proposed house appears to be in character with others in the neighborhood and noted the substantial grade of the property necessitates the home be place closer to the front lot line.

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 approve with conditions **Application #26-07: 17 Valley View Road. Satya Sharma for Charles Sliva.**
Vote: 5-0 Motion Carried

Application #26-08: 73 Killian Avenue
Erin & Christian D'Amato

> The applicant is requesting a 15.5' rear lot setback variance, where 50' is required and 34.5' is proposed and a 9' side lot setback variance (corner lot), where 50' is required and 41' is proposed so construct an addition in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Erin & Christian D'Amato, 73 Killian Avenue, stated their request for side and rear setback variances to allow for the expansion of their existing, screened back porch. Mrs. D'Amato explained that the proposed porch will not encroach any further into the side setback than that which exists and noted a hardship based on the fact that the property is a corner lot.

Per Vice Chairman Reale's inquiry, Ms. D'Amato confirmed that the lot is non-conforming.

Public Comment: No public comment was made.

Work Session: Chairman Saunder noted the non-conforming nature of the lot, adding that it is a tight lot.

Engineering comments: No engineering comments offered.

Motion Made (DiCorpo), Seconded (Cantafio), to approve **Application #26-08: 73 Killian Avenue. Erin & Christian D'Amato.**
Vote: 5-0 Motion Carried

Application #26-09: 11 George Street
Robert Cloutier

> The applicant is requesting 15' side yard setback variance, where 25' is required and 10' is proposed and a 4' rear lot setback variance, where 25' is required and 21' is proposed to build an above ground pool in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Rober Cloutier, 11 George Street, stated his request for a 15' side setback variance and 4' rear setback variance to install an above ground pool on a pre-existing, non-conforming lot. He stated the lot to be narrow with a significantly tiered back yard.

Per Commissioner Rescsanski's inquiry, Mr. Cloutier stated he was unsure about plans for decking aground the proposed pool but would ensure that anything installed complied with any variances granted this evening.

Public Comment: No public comment was made.

Work Session: Chairman Saunders noted that the lot is non-conforming, narrow, and significantly sloped at the rear.

Engineering comments: No engineering comments offered.

Motion Made (Broder), Seconded (Reale), to approve **Application #26-09: 11 George Street. Robert Cloutier.**
Vote: 5-0 Motion Carried

Application #26-10: 125 Fernwood Road
Timothy Owen

> The applicant is requesting a 4.4' side lot setback variance on a corner lot, where 50' is required and 45.6' is proposed to construct an addition in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Timothy Owen, 125 Fernwood Road, stated his request for a 4.4' side setback variance for a small addition to his existing dwelling. He stated the lot to be on a corner which results in additional setback requirements for his side yard and that the lot and dwelling are pre-existing, non-conformities.

Public Comment: No public comment was made.

Work Session: Chairman Saunders stated the request to be minor, noting the age of the dwelling and the non-conforming nature of the lot.

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

Motion Made (Reale), Seconded (Broder), to approve with conditions **Application #26-10: 125 Fernwood Road. Timothy Owen.**
Vote: 5-0 Motion Carried

Chairman Saunders asked for a motion to adjourn, motion made (Broder) and seconded (Cantafio). The May 6, 2026, meeting of the Zoning Board of Appeals adjourned at 7:24 p.m. with unanimous consent.

Dated at Trumbull, CT this 8th day of May 2026.
By: Gia Mentillo, ZBA Clerk

Dear Chairman Saunders and Members of the Board,

As the owner of 12 Valley View Road, I wish to state for the record that I do not oppose Application 26-07 as currently submitted and posted on the town website (in April of 2026). My review of the plans and survey indicates that the proposed structure, setbacks, and driveway location are acceptable to me as an abutting property owner.

However, I request that any changes to the footprint, height, setback locations, new, expanded, or additional variance requests, or the addition of new exterior features be returned to the Board for approval, as my support for this application is premised **solely** on the plans presently before you. Given that the project involves a front-yard variance, it is important that any future modifications be reviewed to ensure consistency with the Board's approval. If any changes are requested or submitted, I ask that I be **notified** at this address below so I may have the opportunity to comment; as well as ample time to prepare comments.

Additionally, I expect all town regulations to be strictly adhered to during the construction phase, including permitted working hours and ensuring that all construction related vehicles, trailers, equipment, dumpsters, and materials remain entirely off the public street. Finally, construction vehicles should not enter or utilize adjacent private driveways or property for turning, staging, or maneuvering (which can cause significant damage especially on driveway with steeply grading entrances like mine).

Thank you for your time and consideration.

Sincerely,

Andrew Blum

Manager and Authorized Agent of TLC Rentals, LLC, the owner of 12 Valley View Road

andrew.blum@optonline.net