

Town of Trumbull  
CONNECTICUT

Planning and Zoning  
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**ZONING BOARD OF APPEALS**

**WEDNESDAY, JUNE 3, 2020 MINUTES**

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held via videoconferencing on Wednesday, June 3, 2020.

**MEMBERS PRESENT:** Steven Elbaum, Chairman  
Richard Mayo, Secretary  
Catherine Creager  
Robert Saunders  
Tatiana Rampino, Alternate  
Joseph Rescanski, Alternate

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

**ABSENT:** Matthew Reale, Vice-Chairman  
Brian Reilly, Alternate

A quorum being present, Chairman Elbaum called the meeting to order at 7:08 p.m. Chairman Elbaum introduced Town Attorney Jim Cordone who explained the basic rules of the meeting. He asked the Commissioners to identify oneself before speaking and that votes should be taken by roll call.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:**

MOTION MADE (Mayo), seconded (Creager) and unanimously carried to APPROVE the March 4, 2020 minutes.

MOTION MADE (Rescanski), seconded (Mayo) and unanimously carried to APPROVE the May 11, 2020 minutes.

**PUBLIC HEARING**

William Chin informed the public about the methods to employ if they desired to speak concerning an application.

**Application #20-14 – 39 Maple Street**  
**Gregory Sheehan/Gerry Krom**

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. I to construct a 12' x 16' deck with stairs 29.2' from rear lot line and 42.2' from front lot line.

Owner Gerry Krom stated that they are proposing to add a deck to the rear of the property from the second floor. Currently, there is no existing deck.

**Public Comment:** None

**Application #20-15 – 26 Ridgeview Avenue  
Pawel Szymko/Elzbieta Grejner**

Variance of Art. III, Sec. I and Art. II, Sec. 1.3.2.3. (1) (2) to have a 271 sq. ft. shed remain on the premises 7.2' from rear lot line and 11.6' from W/S lot line.

Owner Elzbieta Grejner stated that her husband built the shed and that they were unaware of the zoning regulations when it was built.

Chairman Elbaum remarked that three letters were received – 2 against, 1 in favor – regarding this application. Because they were posted on the Town of Trumbull website, they would not be read at the meeting. Chairman Elbaum asked the applicant about making the shed smaller and cleaning up the construction debris surrounding the shed. Elzbieta stated that they could clean up the debris but that making the shed smaller would be difficult.

Commissioner Creager also expressed her concerns about the debris around the shed and the visibility to the neighbors as well as the size.

Commissioner Rescanski, in response to one of the letters received opposed to the shed, asked if there were footings. Applicant replied that concrete was poured for the foundation and the shed would be difficult to move. Commissioner Mayo agreed that it believed that the shed would be tough to move. Commissioner Rampino inquired about putting up a 6 foot fence if the shed couldn't be moved or made smaller. The applicant responded yes to the fence.

**Public Comment:** Rachael Maly, 36 Ridgeview Avenue spoke in support of the application as she thinks the structure adds to the neighborhood

**Application #20-16 – 155 Killian Avenue  
Tracy Vonick**

Variance of Art. II, Sec. 1.3.2.3 to construct a shed with 192 sq. ft. of floor space and 11 ft. in height.

Owner Tracy Vonick stated that he is applying for a variance for a shed that is slightly oversized in both size and height.

Commissioner Elbaum asked if there was a reason why the shed was larger than what is allowed. And also about any screening. Applicant replied that he needed the space for storage. There is a 6 foot fence in the rear of the property.

**Public Comment:** Julie Dolan, 138 Chestnut Hill Road, spoke in opposition to the shed because of its size and height.

Addressing the height issue, Mr. Vonick replied that most sheds will have a 10 or 11 foot height.

**Application #20-17 – 2949 Reservoir Avenue  
Alan Watcke**

Variance of Art. I, Sec 4.3.1 and Art. III, Sec.1 to enclose front porch and add living space, 35' from the front lot line and 8.5' from the N/S lot line at its closest point.

Owner Alan Watcke stated that they are seeking a variance to enclose the front porch to add living space. The footprint of the house is not changing.

**Public Comment:** None

**WORK SESSION**

Tatiana Rampino was seated as the voting member for the first two applications and Joseph Rescsanski was seated as the voting member for the second two applications.

MOTION MADE (Saunders), seconded (Rampino) and unanimously carried to APPROVE **Application #20-14 – 39 Maple Street – Gregory Sheehan**

MOTION MADE (Mayo), seconded (Saunders) and unanimously carried to APPROVE WITH CONDITIONS **Application #20-15 – 26 Ridgeview Avenue - Pawel Szymko**

Chairman Elbaum expressed his concerns regarding moving/reducing the size of the shed and cleaning up of the construction debris. The other Commissioners voiced their agreement with the Chairman. Commissioners also discussed setback issues and possibly requiring a fence or screening.

Mr. Wenz advised the Commissioners that according to state statute, any structure over 200 sq. ft. requires a building permit.

MOTION MADE (Creager) and unanimously carried to AMEND the original motion and add the following conditions:

1. The size of the shed must be reduced to 200 square feet or less.
2. All construction materials are to be cleaned up.

MOTION MADE (Saunders), seconded (Creager) and unanimously carried to APPROVE **Application #20-16 – 155 Killian Avenue – Tracy Vonick**

Commissioners discussed the height of the shed as well as the coping on the property.

MOTION MADE (Saunders), seconded (Mayo) and unanimously carried to APPROVE **Application #20-17 – 2949 Reservoir Avenue – Alan Watcke**

Chairman Elbaum asked for a motion to adjourn, motion made (Rescsanski) and seconded (Creager). The June 3, 2020 meeting of the Zoning Board of Appeals adjourned at 8:02 p.m. with unanimous consent.

Dated at Trumbull, CT this 10th day of June, 2020.

By: Linda Finger, Clerk.