Town of Trumbull
CONNECTICUT

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ZONING BOARD OF APPEALS
WEDNESDAY, JUNE 3, 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, June 3, 2026.

Member Present: Rob Saunders, Chairman
Matthew Reale, Vice Chairman
Matt Broder
Joseph Rescsanski, Alternate
Nancy Walkley, Alternate

Members Absent: Kim DiCorpo, Secretary
Tim Cantafio
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 7:04 p.m.

Pledge of Allegiance

Approval of Minutes

MOTION MADE (Broder), seconded (Walkley) to approve the May 6, 2026, minutes.
Vote: 5-0 **Motion Carried**

Public Hearing & Work Session

Chairman Saunders noted that both alternate members, Commissioners Rescsanski and Walkley, will sit as voting members this evening.

Application #26-11: 29 Merrill Road
John Foreman

The applicant is requesting a 5.2' rear lot setback variance, where 50' is required and 44.8' is proposed, to construct a deck in Residential Zone A under Article III of the Trumbull Zoning Regulations.

John Foreman, 29 Merrill Road, stated his request for a variance to construct a deck on the back of his home, replacing the existing patio. He stated the proposed deck would not encroach any

further into the rear setback limits than the existing patio and that the deck would align with the side setbacks of the existing home.

Public Comment: There was no public comment made

Work Session: Commissioners Broder and Rescsanski stated the request to be straight forward.

Engineering comments: No engineering comments offered for this application.

Motion Made (Broder), Seconded (Walkley), to approve **application #26-11: 29 Merrill Rd., John Foreman.**
Vote: 5-0 Motion Carried

Application #26-12: 6 Frederick Street
Brian & Timea Kane

The applicants are requesting a 19' front lot setback variance, where 50' is required and 31' is proposed, to construct a front porch in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Timea Kane, 6 Frederick Street, stated a request for a variance to construct a porch running along about half the length of the front of her home. She stated that a portion of the existing dwelling does not comply with the 50' front setback requirement. Per Vice Chairman Reale's inquiry, Ms. Kane confirmed the property is on a corner lot and she is seeking an 8.5' front lot setback variance to construct the porch.

Public Comment: There was no public comment made.

Work Session: Vice Chairman Reale stated the request to be straight forward, noting the presence of a hardship. Commissioner Broder agreed.

Engineering comments: Prior to engineering approval, the applicant must obtain a sanitary sewer permit and submit an application the Inland Wetlands and Water Courses Commission (IWWC).

Motion Made (Reale), Seconded (Broder), to approve with conditions **application #26-12: 6 Frederick St., Brian & Timea Kane.**
Vote: 5-0 Motion Carried

Application #26-13: 222 Lawrence Road
Katherine Quinn

The applicant is requesting a 10.2' rear lot setback variance, where 50' is required and 39.8' is proposed, to construct a deck around an existing pool in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Katherine Quinn, 222 Lawrence Road, stated a request for a variance to construct a deck around an existing above ground pool, encroaching 10.2' into the rear setback requirement. Per Commissioner Rescsanski's inquiry, Ms. Kane confirmed that the variance being requested is only for the decking, not the pool itself as pools have lesser setback requirements. Per Vice Chairman Reale's inquiry, Ms. Kane confirmed that part of the reasoning for the location of the deck is the slope and nature of the lot. She also confirmed the above ground pool is already in

place and the proposed deck would only encroach an additional 3' toward the rear property line in comparison to said pool. Mr. Fitzgerald clarified that pools are required to be 25' from the rear property line as opposed to structures that are required to be 50' from the rear line.

Public Comment: There was no public comment made.

Work Session: Commissioner Rescsanski stated the request to be straight forward.

Engineering comments: No engineering comments offered for this application.

Motion Made (Rescsanski), Seconded (Reale), to approve **application #26-13: 222 Lawrence Rd., Katherine Quinn.**
Vote: 5-0 Motion Carried

Application #26-14: 43 Woodmere Drive
Anthony Rolleri

The applicant is requesting a 1.8' side lot setback variance, where 20' is required and 18.2' is proposed, to construct a second-floor addition in Residential Zone AA under Article III of the Trumbull Zoning Regulations.

Anthony Rolleri, 43 Woodmere Drive, stated he is seeking a 1.5' side setback variance to expand the existing dwelling upward, with no change to the existing footprint of the home and no additional encroachment than that which exists.

Public Comment: There was no public comment made.

Work Session: Commissioner Rescsanski stated that the request does not result in any additional encroachment to the side setback requirements than that which exists. Vice Chairman Reale stated the request to be de minimis.

Engineering comments: No engineering comments offered for this application.

Motion Made (Reale), Seconded (Broder), to approve **application #26-14: 43 Woodmere Dr., Anthony Rolleri.**

Vote: 5-0 Motion Carried

Vice Chairman Reale noted this to be Ms. Mentillo's final meeting with the ZBA, thanked her for her hard work and efforts, and wished her well on future endeavors.

Chairman Saunders asked for a motion to adjourn, motion made (Reale) and seconded (Broder). The June 3, 2026, meeting of the Zoning Board of Appeals adjourned at 7:15 p.m. with unanimous consent.

Dated at Trumbull, CT this 4th day of June 2026.
By: Gia Mentillo, ZBA Clerk