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, AUGUST 5, 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, August 5, 2026.

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

Members Absent: Kevin McGee, Alternate

Also Present: Brian Fitzgerald, Zoning Enforcement Officer
Attorney James Cordone, Town Attorney
Abigail Farrell, Clerk
Trumbull Community Television

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

Pledge of Allegiance

Approval of Minutes

MOTION MADE (Reale), seconded (Broder) to approve the June 3, 2026, minutes.
Vote: 5-0 **Motion Carried**

Public Hearing & Work Session

Motion Made (Reale), Seconded (DiCorpo), to take the agenda out of order, and hear the appeal at the end of the meeting
Vote: 5-0 **Motion Carried**

Application #26-15: 10 Crown Street
Robert Duva for Paul Lakeland & Beth Palmer

The applicant is requesting a 12,892 sq. ft. lot size variance, where 21,780 sq. ft. is required; 10,570 sq. ft. exists; and 8888 sq. ft. is proposed to convey 1682 sq. ft. to the abutting lot at 53 Middlebrooks Avenue in Residential Zone A under Article III of the Trumbull Zoning Regulations

Robert Duva (53 Middlebrooks Avenue), on behalf of Paul Lakeland and Beth Palmer (10 Crown Street), explained that the requested variance is to convey a portion of land from 53 Middlebrooks Avenue to 10 Crown Street, as the land has been continuously used by the owners of 10 Crown Street since 1973. Originally, the land was used to construct a kennel for the Trumbull Police Department K-9 Unit with support from neighbors. Because removing the kennel now would be costly, the variance is being requested to formally transfer the land to the owners of 10 Crown Street.

Per Vice Chairman Reale's inquiry, Mr. Duva confirmed that both lots are currently non-conforming and that the land has been used since 1973.

Public Comment: There was no public comment made.

Work Session: No additional comments were made during the work session.

Engineering comments: No engineering comments offered for this application.

Motion Made (Reale), Seconded (Broder), to approve **application #26-15: 10 Crown Street, Robert Duva for Paul Lakeland & Beth Palmer.**
Vote: 5-0 Motion Carried

Application #26-16: 161 & 163 Pinewood Trail
George Lewis

> The applicant is requesting a .10 variance for maximum floor area ratio, where .29 is the maximum and .39 is proposed and a 10.1' side lot setback variance, where 20' is required and 9.9' is proposed to combine 161 & 163 Pinewood Trail and connect both existing homes to create one single family home in Residential Zone AA under Article III of the Trumbull Zoning Regulations.

George Lewis (163 & 161 Pinewood Trail) stated that his family recently purchased 161 Pinewood Trail and is seeking a variance to merge the lot lines in order to create a sole single-family home. The two structures will be connected by adding a 390 sq. ft. porch between them. He noted that 161 Pinewood Trail previously received variances, with a current floor area ratio (FAR) of 0.40. The proposed lot merge would reduce the FAR to 0.39, bringing the property closer to compliance with zoning regulations. The application has already been approved by the IWWC, and a lot line revision application has been submitted to the Planning and Zoning Commission. Additionally, both direct abutting neighbors have submitted letters of support. The variance request is intended to accommodate their growing family. Mr. Lewis added that, in support of the application, eight families are present, five additional letters were submitted, and six Pinewood Trail families provided verbal support.

Commissioner Rescsanski asked whether the middle lot line would be abandoned or extinguished. Mr. Lewis explained that the middle lot line will be removed to combine the two lots. Vice Chairman Reale confirmed that the request is to merge two non-conforming lots into one slightly less non-conforming lot, and the applicant agreed.

Mr. Lewis responded to the opposition by noting that both lots are currently non-conforming, and that combining them would bring the property closer to compliance with the regulations. He added that consolidating two homes into a single single-family residence should reduce traffic

and activity on the street. Mr. Lewis also stated that having his family split between two separate homes presents safety concerns, and that creating one unified home is the goal.

Public Comment: 8 people spoke in favor of the application:
Steven McCorvey Wham (157 Pinewood Trail)
Brian O'Connor (17 Woodhill Road)
Courtney Kudey (85 Pinewood Trail)
Matthew Wiley (82 Old Dike Road)
Kristen Egmont (15 Hemlock Trail)
Sandy Miller (178 Old Dike Road)
Paddy Jarit (58 Old Sawmill Road)
Joanne Guarino (181 Pinewood Trail)

Chairman Saunders noted that two letters of opposition were submitted anonymously; however, because anonymous public comment cannot be accepted, they were not added to the record. He then read a letter of opposition from Robert Telep (175 Pinewood Trail) into the record.

Paul Plouffe (167 Pinewood Trail) stated despite his original letter of support, he had a change of heart as he believes this application doesn't demonstrate a hardship in relation to the property and rather a challenge due to personal circumstance.

Work Session: Chairman Saunders reiterated the applicant's point that combining the lots would make the property more conforming. Commissioner Broder stated that while he disagrees with the opposition's concerns regarding traffic and activity, he does question whether the property will truly be more conforming, noting that it may become a standout on the street. Vice Chairman Reale commented that this is a difficult application, and although the hardship may not be explicit, the proposal ultimately reduces the non-conformity of the two lots and has strong support from the neighboring residents.

Engineering comments: No engineering comments offered for this application.

Motion Made (Reale), Seconded (DiCorpo), to approve with conditions **application #26-16: 161 & 163 Pinewood Trail, George Lewis.**
Vote: 5-0 Motion Carried

Application #26-17: 34 Wesley Drive
Nicholas Montanaro

The applicant is requesting a 15' side lot setback variance, where 25' is required and 10' is proposed to construct an inground pool and a 35' rear lot setback variance, where 50' is required and 15' is proposed to construct a 600 sq. ft. pavilion in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Nicholas Montanaro, 34 Wesley Drive, stated he's seeking the variance to install an inground pool and outdoor kitchen. The lot is pre-existing nonconforming, so their lot as it stands limits enhancements in the backyard.

Per Vice-Chairman Reale's inquiry, Mr. Montanaro confirmed that the lot is nonconforming, as its width does not meet the minimum required by the zoning regulations.

Mr. Montanaro stated that the lighting has existed since they purchased the property. They have since put up a fence and plan to put up trees to add additional screening around the property.

Public Comment: Bob Gerics (33 Twitchgrass Road) stated that he is opposed to the variance due to concerns about the existing lighting on the property, noting that it is expected to worsen with the addition of a pool and associated lighting. He further stated that five other neighbors share similar concerns.

Work Session: Vice Chairman Reale that the while he appreciates the neighbor's comments, he noted that the lighting matter falls outside the ZBA's jurisdiction. Zoning Enforcement Officer, Brian Fitzgerald, added that there are currently no residential lighting regulations concerning light spillover onto neighboring properties. Commissioner Broder stated that although he is sympathetic to the neighbor's concerns, the lighting issue is not relevant to the pool application under review today.

Engineering comments: Prior to engineering approval, the applicant must demonstrate compliance with Town's Flood Damage Prevention Ordinance and the Town's Administrative Policy for Stormwater Management and Drainage Design Standards.

Motion Made (Reale), Seconded (DiCorpo), to approve **application #26-17: 34 Wesley Drive, Nicholas Montanaro.**
Vote: 5-0 Motion Carried

Application #26-18: 93 Broadway
Fred D'Amico for Jose Parra

> The applicant is proposing to subdivide the lot. Lot #2 will become an interior lot, making both existing structures non-conforming. The applicant is requesting a 46' side lot setback where 50' is required and 4' is proposed; a .8' side lot setback variance, where 50' is required and 49.2' is proposed; a 6.1' rear lot setback variance, where 50' is required and 43.9' is proposed and a 12' front lot setback variance, where 50' is required and 38' is proposed in Residential Zone A under Article III, section 9 of the Trumbull Zoning Regulations.

Fred D'Amico (9 Park Road, Oxford, CT), on behalf of Jose Parra (93 Broadway), explained that this variance request is intended to bring two existing buildings into compliance with the new regulations applicable to rear lots.

Town Attorney Cordone explained that this application involves a rear-lot subdivision previously approved by the Planning and Zoning Commission. As part of that approval, a condition was imposed requiring that the existing structures either be removed or brought into compliance with a variance for the rear-lot setback requirements. Attorney Cordone added that the subdivision map has not been recorded yet, pending the outcome of this application. Mr. Fitzgerald added the lot sizes are conforming, but with the subdivision, lot two will become an interior lot, which has larger setbacks than a typical residential lot. With the larger setbacks, the existing structures are now nonconforming, and this variance is to allow them to remain on the property. Vice-Chairman Reale reconfirmed that this is a conforming lot, with a variance to make the existing non-conforming structures in compliance with the setbacks.

Public Comment: There was no public comment made.

Work Session: Chairman Saunders reiterated that this application is intended to allow the existing structures to remain on the property. Vice Chairman Reale asked whether variance approval had been identified as a condition of the subdivision application. Mr. Fitzgerald explained that, due to a clerical error, it was not realized that a variance was required until after the subdivision had been voted on. As a result, obtaining the variance was added as a condition of approval before the chairman could sign off on the map for recording in the land records.

Engineering comments: Prior to lot development, the applicant must demonstrate compliance with the Town's Administrative Policy for Stormwater Management and Drainage Design Standards, and obtain driveway and sanitary sewer permits.

Motion Made (Reale), Seconded (DiCorpo), to approve **application #26-18: 93 Broadway, Fred D'Amico for Jose Parra**.
Vote: 5-0 Motion Carried

Application #26-19: 84 Ridgeview Avenue
Steven Keedle for Cynthia & Richard Istvan

The applicant is requesting a 10' front lot setback variance, where 50' is required and 40' is proposed and a 195 sq. ft. variance for an accessory apartment, where 645 sq. ft. is allowed, and 840 sq. ft. is proposed in Residential Zone A under Article I, section 1.2 and Article III of the Trumbull Zoning Regulations.

Steven Keedle (49 Beardsley Parkway), on behalf of Cynthia and Richard Istvan (84 Ridgeview Ave.), stated that the applicant is requesting a variance to construct an accessory apartment above the garage, creating a 30 ft. by 28 ft. unit in a space that already encroaches into the setbacks. He noted that the rear portion of the property slopes downward and the current uses on the site are intended to be maintained, resulting in the need to expand toward the front of the property. The accessory apartment is intended for use by the applicants' daughter and son-in-law.

Commissioner Broder asked for clarification on where the home would be expanding. Mr. Keedle explained that although the addition will extend the footprint on the left side of the house, it will not project any farther forward than the existing right-side of the home.

Public Comment: There was no public comment made.

Work Session: Chairman Saunders stated that the right side of the home already encroaches into the setback and extends farther than the proposed addition.

Engineering comments: No engineering comments offered for this application.

Motion Made (Cantafio), Seconded (Broder), to approve **application #26-19: 84 Ridgeview Avenue, Steven Keedle for Cynthia & Richard Istvan.**
Vote: 5-0 Motion Carried

Appeal: 176 Hilltop Circle
Paul MacKnight

Paul MacKnight is appealing the decision of the zoning enforcement officer's denial of a building permit to construct a portico over the front steps of the home in Residential Zone

AA, that would require variance approval under Article III of the Trumbull Zoning Regulations since the portico would encroach on the 50' front lot setback requirement.

Paul MacKnight (176 Hilltop Circle) stated that he is requesting the Board to overturn the ZEO's denial of his building permit, which was issued because a variance had not been obtained. He explained that the proposal involves adding a roof and two columns over the existing landing. He noted that the regulations do not explicitly exclude a terrace or stairs from the definition of structures. The landing is required by building code and is believed to be part of the pre-existing nonconforming home; therefore, he asserted that the proposed roof would remain within that existing footprint.

Commissioner Rescsanski asked whether a portico had previously existed on the home, and the applicant was unsure. Mr. Rescsanski then asked why a variance had not been requested, and the applicant responded that he does not believe one is required. Chairman Saunders asked how far the home is from the property line, and Mr. MacKnight stated that it is approximately 40 feet.

Zoning Enforcement Officer, Brian Fitzgerald, stated that he routinely approves building permits and advises applicants on variance requirements; however, in this case he is not permitted to approve the permit, and would do so if regulations allowed. He explained that the Connecticut General Statutes and the language of the town's regulations prohibit approval, and even if a prior structure existed, constructing over it would still require a variance. He noted that the applicant chose not to obtain a survey, which is why a variance application was not submitted. Mr. Fitzgerald added that several similar applications have come before the ZBA involving porches and sunrooms built over pre-existing nonconforming structures. Vice Chairman Reale confirmed that this matter is not discretionary, and Mr. Fitzgerald agreed, stating that there is no discretion in issuing building permits, which is why the ZBA process exists. Town Attorney Cordone added that the applicant's approach does not align with established procedures. Mr. Fitzgerald further added that he is not added to step or landing building permits for zoning approval.

Mr. MacKnight stated he feels that as written, the regulations allow his request and that it's an unreasonable request to require an A-2 survey for this project.

Attorney Cordone stated that four yes votes are required to overturn the decision made by the ZEO.

Public Comment: There was no public comment made

Work Session: Vice-Chairman Reale stated that he thinks the applicant did a good job presenting some ambiguity in the regulations, and requested clarification on what an approval means in this case. Mr. Cordone explained an approval of the appeal would require Mr. Fitzgerald to approve the building permit that was previously denied. Mr. Fitzgerald added some clarification on the zoning regulations in question. Mr. Reale stated that he is not comfortable making a motion to clarify potential ambiguity in the regulation. Commissioner Broder added that he feels this is a structure, he does not believe this increases the nonconformity of the property, and the building permit should be approved.

Motion Made (Reale), Seconded (Broder), to approve **the appeal of the decision of the Zoning Enforcement Officer: 176 Hilltop Circle, Paul MacKnight.**
Vote: 5-0 Motion Carried

Chairman Saunders asked for a motion to adjourn, motion made (DiCorpo) and seconded (Cantafio). The August 5, 2026, meeting of the Zoning Board of Appeals adjourned at 8:19 p.m. with unanimous consent.

Dated at Trumbull, CT this 6th day of August 2026.
By: Abigail Farrell, Interim ZBA Clerk