

Town of Trumbull
CONNECTICUT

Planning and Zoning
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ZONING BOARD OF APPEALS

WEDNESDAY, SEPTEMBER 2, 2020 MINUTES

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held via videoconferencing on Wednesday, September 2, 2020.

MEMBERS PRESENT: Steven Elbaum, Chairman
Richard Mayo, Secretary
Catherine Creager
Robert Saunders
Brian Reilly, 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
Tatiana Rampino, Alternate

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

MOTION MADE (Rescanski), seconded (Reilly) and unanimously carried to APPROVE the August 25, 2020 minutes.

PUBLIC HEARING and WORK SESSION

Chairman Elbaum introduced Town Attorney Jim Cordone who explained the basic rules of the meeting. He remarked that all materials were posted 24 hours in advance of the meeting. He asked the Commissioners to identify oneself before speaking and that votes should be taken by roll call.

All letters submitted have been entered into the record. This meeting followed a change in procedure. Each application would be presented, closed, discussed and then voted on before proceeding to the next application.

Brian Reilly was seated as a voting member for Applications #20-21, #20-24 and #20-32. Joseph Rescsanski was seated as a voting member for Application #20-31.

**Application #20-21 – 43 Beech Street
Jeffrey Wagner**

Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 12' x 19' deck 30.7' from the rear lot line.

Owner Amanda Wagner (43 Beech Street) stated that they are requesting a variance for a deck that does not meet the rear setback. She shared her screen to show photos of the backyard.

Commissioner Elbaum asked about the rear setback and trees. Owner Jeffrey Wagner replied that the house is already non-conforming. Elbaum asked them to respond to the neighbor's letter which was received in opposition. The Wagners addressed the noise and privacy concerns as well the landscaping.

Public Comment: Diana Bendik (40 Maple Street) spoke in opposition to the deck because of privacy concerns and she did not see a hardship. She had also submitted an opposition letter.

Commissioner Mayo asked about the height of the deck. Mr. Wagner explained that it ranged from 4' to 8' above ground.

Commissioners discussed the screening, size of the property & deck as well as consistency with the neighborhood and its pre-existing non-conformity.

Engineering Comments regarding crushed stone be installed under the deck were read into the record.

MOTION MADE (Mayo), seconded (Creager) and unanimously carried to APPROVE with Conditions Application #20-21 – 43 Beech Street, Jeffrey Wagner

**Application #20-24 – 55 Woodlawn Drive
David Steeves for Donna Quinlan**

Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 12' x 21.1' deck 15' from the north side lot line. (*Continued from ZBA August 25, 2020 Special Meeting*).

Applicant asked that the application be continued to the next meeting. Commissioners voted to continue to the next regularly scheduled meeting.

MOTION MADE (Reilly), seconded (Saunders) and unanimously carried to CONTINUE TO October 7, 2020 Application #20-24 – 55 Woodlawn Drive, David Steeves for Donna Quinlan

**Application #20-31 - 61 Sherman Avenue
Melinda Therriault**

Variance of Art. III, Sec. 7 to install a pool 16.7' from the rear lot line, and 23.7' from the N/S lot line.

Owner Melinda Therriault (61 Sherman Avenue) stated that the pool was already installed but had been incorrectly measured and was not within the required setbacks.

Public Comment: None

MOTION MADE (Saunders), seconded (Creager) and unanimously carried to **APPROVE Application #20-31 - 61 Sherman Avenue, Melinda Therriault**

**Application #20-32 – 22 Glenwood Drive
Weronica Oliviera de Souza for Jose Ricardo Santiago**

Variance of Art. II, Sec. II and Art. III, Sec. I to add a second floor addition to the existing dwelling 45.8' from the front lot line and a variance for an existing deck 31.3' from the rear lot line.

Owner Jose Ricardo Santiago (22 Glenwood Drive) stated that he was seeking a Variance for a second floor addition within the existing footprint as well as for the deck which was bigger than the permit granted.

Public Comment: None

Engineering comments regarding the applicant must make an application to The Inland Wetlands and Water Course Commission prior to Engineering approval were read into the record.

MOTION MADE (Reilly), seconded (Creager) and unanimously carried to **APPROVE with Conditions Application #20-32 – 22 Glenwood Drive, Weronica Oliviera de Souza for Jose Ricardo Santiago**

Chairman Elbaum asked for a motion to adjourn, motion made (Reilly) and seconded (Creager). The September 2, 2020 meeting of the Zoning Board of Appeals adjourned at 7:38 p.m. with unanimous consent.

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

By: Linda Finger, Clerk.