

Town of Trumbull  
CONNECTICUT

Planning and Zoning  
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**ZONING BOARD OF APPEALS**

**WEDNESDAY, OCTOBER 6, 2021 MINUTES**

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held via videoconferencing on Wednesday, October 6, 2021.

**MEMBERS PRESENT:** Steve Elbaum – Chairman  
Rob Saunders – Vice Chairman  
Richard Mayo - Secretary  
Matthew Reale  
Catherine Creager  
Brian Reilly, Alternate  
Tatiana Rampino, Alternate  
Joseph Rescsanski, Alternate

**MEMBERS ABSENT:** None.

**ALSO PRESENT:** Douglas Wenz – Zoning Enforcement Officer  
Attorney James Cordone – Town Attorney  
Bill Chin – Director, Trumbull IT  
Gia Mentillo – Land Use Administrative Clerk

A quorum being present, Chairman Elbaum called the meeting to order at 7:01 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:**

MOTION MADE (Reilly), seconded (Rescsanski) to approve the September 1, 2021 minutes.

**Vote: 5-0 Motion Carried**

**PUBLIC HEARING and WORK SESSION:**

Chairman Elbaum introduced Town Attorney James Cordone who explained the basic rules of the meeting, noting that the meeting was conducted pursuant to Connecticut Public Act 21-2. He remarked that the agenda and all associated materials were posted on the Town of Trumbull website 24 hours in advance of the meeting.

Chairman Elbaum reminded members of the public to identify themselves when speaking.

**Application # 21-36 – Knollcrest Drive Map I/11 Lot 160 aka 35 Knollcrest Drive**

**Atty. Chris Russo for BCM Ventures LLC.**

Variance of Art. II, Sec. 1.2.5 and Art. III (Exhibit) to reduce the minimum road frontage from 150' to 42.74' to make this a legal building lot.

**Motion Made** (Mayo), Seconded (Creager), to continue to November 3, 2021 **Application #21-36 – Knollcrest Drive Map I/11 Lot 160 aka 35 Knollcrest Drive, Atty. Chris Russo for BCM Ventures.**

**Vote: 5-0**

**Motion Carried**

**Application # 21-38 – 247 Park Lane  
Ronaldo Machado**

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 9' x 6' portico, 19.9' from the front lot line at its closest point.

Ronaldo Machado introduced himself as the applicant and owner of 247 Park Lane and stated that he is seeking a variance to build a front portico, approximately 9' wide by 6' deep, at the front of his house.

Commissioner Rescsanski asked if the home is already under construction. Mr. Machado confirmed this to be true, stating he is doing a full remodel before moving in.

Commissioner Reale asked for confirmation that the current front yard setback is 25.4' and the variance is to allow for a 19.9' setback. Mr. Machado confirmed this to be true.

**Public Comment:** None

**Work Session:** Chairman Elbaum noted that the request is for a minor variance to setback requirements.

Vice Chairman Saunders stated that the property is a pre-existing non-conformity.

**Engineering Comments:** Prior to Engineering Approval, applicant must show compliance with Administrative Policy for Stormwater Management and Drainage Design Standards.

**Motion Made** (Mayo), Seconded (Reale), to approve with conditions **Application #21-38 – 247 Park Lane, Ronaldo Machado.**

**Vote: 5-0**

**Motion Carried**

**Application # 21-39 – 12 Channing Road  
Linda Raska and Richard Lato**

Variance of Art. II, Sec. 1.1.2 to construct a 24' x 24' garage, 10' from the rear lot line and 12' from the side lot line.

Linda Raska introduced herself and her husband, Richard Lato, as the applicants and owners of 12 Channing Road. She stated that they are seeking a variance to construct a secondary 24' x 24'

detached garage to house two restored vehicles. Mrs. Raska stated that there is no additional space in their current garage, and they are currently having to leave two collector's cars parked in the driveway. The applicant further stated that following setback requirements for her property would result in the garage being placed at the center of her backyard, significantly limiting the use of the yard for her and future owners in addition to creating safety concerns for her grandchildren.

Vice Chairman Saunders stated that he is familiar with the neighborhood in question, and it is fairly common for homes in that area to have detached garages of similar caliber due to the unique nature of the lots. He also noted that the adjoining neighbor submitted a letter of support for the application.

**Public Comment:** None.

**Work Session:** No additional questions or comments.

**Engineering Comments:** Prior to Engineering Approval, applicant must show compliance with Administrative Policy for Stormwater Management and Drainage Design Standards and obtain a driveway permit.

**Motion Made** (Saunders), Seconded (Creager), to approve with conditions **Application #21-39 – 12 Channing Road, Linda Raska and Richard Lato.**

**Vote: 5-0 Motion Carried**

**Application # 21-40 – 31 Parkway Drive  
Weronica De Souza for Travis Curley**

Variance of Art I, Sec. 4.3.1 and Art. III, Sec. 1 to construct a second story addition 19.6' from the W/S lot line, 43.5' from the front lot line, and 17.03 from the E/S lot line.

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 283 sq. ft. porch with 37 sq. ft. entry, 43.5' from the front lot line.

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec 1 to construct a rear 477 sq. ft. addition and a covered 143 sq. ft. covered porch, 35' from the rear lot line at its closest point.

Weronica De Souza introduced herself as the representative for Jenna and Travis Curley, owners of 31 Parkway Drive, and began sharing a presentation with photos exemplifying current conditions of the property and the proposed work. Ms. De Souza stated that the proposed addition will be over the existing footprint of the home with a 2' extension toward the rear property line. She stated that the applicant is seeking to vary the side setbacks, from 25' to 17'3" on the right side of the home and 19'6" on the left side, to construct this addition.

Ms. De Souza stated that the applicant is also seeking a variance to construct a sunroom and covered porch at the rear of the home, 35' from the rear lot line. She added that the applicant is seeking a third variance to construct a porch 40'1" from the front lot line at its closest point.

Lastly Ms. De Souza shared an image of the A-2 survey to exemplify a hardship based on the odd shape of the lot, its small size and limited buildable area, and the fact that the home was built in 1964, before current regulations were in place.

