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, OCTOBER 7, 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, October 7, 2026.

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

Members Absent: Kevin McGee, Alternate
Nancy Walkley, 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 7:01 p.m.

Pledge of Allegiance

Approval of Minutes

MOTION MADE (Broder), seconded (Cantafio) to approve the September 2, 2026, minutes.
Vote: 5-0 **Motion Carried**

Public Hearing & Work Session

Application 26-25: 4 Walnut Avenue
Arminder Batra for Batra Homes LLC

> The applicant is requesting an 11,102 sq. ft. variance, where 21,780 sq. ft. is required and 10,678 sq. ft. is proposed; a 16.6' side lot setback variance (Madison Avenue), where 50' is required and 33.4' is proposed; a 16.1' front lot setback variance, where 50' is required and 33.9' is proposed and a 21.2' rear lot setback variance, where 50' is required and 28.8' is proposed to construct a new home in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Arminder Batra, 4 Walnut Avenue, stated he is seeking the requested variances to construct a single-family home on the lot. Per Vice Chairman Reale's inquiries, Mr. Batra confirmed the dwelling that previously existed on the property was demolished by a prior owner, the proposed dwelling is similar to

the footprint of that which previously existed (if not smaller), that which is proposed is similar in character to other homes in the neighborhood, and this is a non-conforming lot.

Public Comment: No public comment was made.

Work Session: Chairman Saunders noted the Board previously approved similar variances for the abutting lot at 10 Walnut Street and the lot is directly abutted by property owned by the Town.

Engineering comments: Prior to engineering approval, the applicant must demonstrate compliance with the Town's Administrative Policy for Stormwater Management and Drainage Design Standards and obtain a driveway permit.

Motion Made (Reale), Seconded (DiCorpo), to approve with conditions **Application 26-25: 4 Walnut Avenue, Arminder Batra for Batra Homes LLC.**
Vote: 5-0 Motion Carried

Application 26-26: 22 Merrill Road
Stephen Bell & Erika Michaels

> The applicants are requesting a 10' side lot setback variance, where 20' is required and 10' is proposed; a 12' side lot setback variance, where 20' is required and 8' is proposed; a 19' front lot setback variance, where 50' is required and 31' is proposed and a 1' garage height variance, where 15' is allowed and 16' is proposed to construct a detached garage, addition and deck in Residential Zone A under articles II, section 1.1.2 and III of the Trumbull Zoning regulations.

Stephen Bell, 22 Merrill Road, stated he is seeking variances to construct a detached garage and an addition on an existing dwelling, noting the lot to be non-conforming. He informed the proposed addition does not encroach further into the front setback requirement than the existing dwelling but does require a front lot setback variance because the dwelling is a pre-existing non-conformity. Per Vice Chairman Reale's inquiry, Mr. Bell clarified that a height variance of 1' is being sought for the detached garage as the structure is significantly easier to design and build in 4' increments.

Public Comment: No public comment was made.

Work Session: Chairman Saunders noted that many homes in the neighborhood have similar setbacks to that which is proposed, and Vice Chairman Reale stated many of the lots in the area to be undersized.

Engineering comments: Prior to engineering approval, the applicant must demonstrate compliance with the Town's Administrative Policy for Stormwater Management and Drainage Design Standards and obtain a sanitary sewer permit.

Motion Made (Reale), Seconded (Cantafio), to approve with conditions **Application 26-26: 22 Merrill Road, Stephen Bell & Erika Michaels.**
Vote: 5-0 Motion Carried

Chairman Saunders asked for a motion to adjourn, motion made (DiCorpo) and seconded (Cantafio). The October 7, 2026, meeting of the Zoning Board of Appeals adjourned at 7:09 p.m. with unanimous consent.

Dated at Trumbull, CT this 8th day of October 2026.
By: Gia Mentillo, ZBA Clerk