

Town of Trumbull
CONNECTICUT

Planning and Zoning
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ZONING BOARD OF APPEALS

WEDNESDAY, NOVEMBER 2, 2022 MINUTES

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held in Trumbull Town Hall Council Chambers on Wednesday, November 2, 2022.

MEMBERS PRESENT: Rob Saunders – Vice Chairman
Richard Mayo – Secretary
Catherine Creager
Matthew Reale
Brian Reilly - Alternate

MEMBERS ABSENT: Steve Elbaum – Chairman
Joseph Rescsanski - Alternate

ALSO PRESENT: Rob Librandi – Town Land Use Planner
Attorney James Cordone – Town Attorney
Gia Mentillo – ZBA Clerk
Trumbull Community Television

A quorum being present, Vice Chairman Saunders called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

MOTION MADE (Reilly), seconded (Mayo) to approve the October 12, 2022 minutes.

Vote: 5-0 Motion Carried

PUBLIC HEARING and WORK SESSION:

Vice Chairman Saunders explained the basic rules of the meeting, reminding those present to state their name and address prior to speaking.

**Application # 22- 39 – 206 Old Dike Road
Rocco DiLeo for Carol Wolff**

Applicant is requesting a side yard setback variance of 15' where 20' is required and 5' is proposed for the location of a generator and pool equipment in an AA Residential Zone under Article II and Article III of the Trumbull Zoning Regulations.

Atty. Cordone stepped out of the room while this application was being heard as to avoid any conflicts of interest.

Rocco DiLeo of 33 Livingston Avenue, Valhalla, New York introduced himself as the representative of Carol Wolff, resident and owner of 206 Old Dike Road. He stated Ms. Wolff is seeking a side yard setback variance to locate a generator and pool equipment five feet from her East property line. He sighted safety concerns for placing said equipment within the required setbacks as Ms. Wolff's grandchildren will play in the yard. Mr. DiLeo also highlighted three letters of support that were submitted by abutting property owners.

Commissioner Reale asked if there was an existing shed on the property and whether it would help to mask the proposed equipment. Mr. DiLeo confirmed both to be true, noting the equipment would not be visible from the street. Commissioner Creager asked for confirmation that one of the letters of support came from the neighbor most impacted by the proposed variance, and Mr. DiLeo confirmed this to be true.

Public Comment: None.

Work Session: There was no additional discussion.

Engineering comments: None.

Motion Made (Reilly), Seconded (Creager), to approve Application #21-39 – 206 Old Dike Road, Rocco DiLeo for Carol Wolff.

Vote: 5-0 Motion Carried

**Application #22-40 – 56 MacArthur Road
Lisa Luperella**

Applicant is requesting a front yard setback variance of 10.6' where 50' is required, 39.4' is proposed, and 39.4' currently exists for a second story master bedroom addition in an A Residential Zone under Article II Section 1.2 and Article III of the Trumbull Zoning Regulations

Atty. Cordone returned for the remainder of the hearing.

Lisa Luperella introduced herself as the resident and owner of 56 MacArthur Road seeking a 10.6 foot front yard variance where 39.4 feet exists and 50 feet is required. Vice Chairman Saunders asked whether the variance was to allow for a second story addition and whether the home was a pre-existing non-conforming structure. Ms. Luperella confirmed both to be true, adding that there will be no expansion of the existing footprint of the home. Commissioner Creager asked whether Ms. Luperella had spoken to her neighbors regarding the proposed variance. Mr. Luperella stated she has not spoken to her neighbors regarding the project since pre-COVID. The Commissioner asked whether there was a storage shed connected to the

