

**WETHERSFIELD ZONING BOARD OF APPEALS**  
**PUBLIC HEARING -Unofficial minutes until voted upon**

**FEBRUARY 22, 2016**

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The Wethersfield Zoning Board of Appeals held a public hearing on February 22, 2016 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan Jr., Chairman  
Eugene Ziurys, Jr.  
Morris Borea  
David Gustafson, Alternate, Acting Clerk

**ABSENT:** Dan Logan, Vice Chairman  
Michael Vieira, Alternate  
Basia Dellaripa

**Also Present:** Justin LaFountain, Zoning Officer

Chairman Vaughan, Jr. opened the meeting at 7:01 PM. He asked if anyone present wished to speak on anything other than what is on the Agenda. There was no one from the audience who wished to speak. He explained the procedures of the meeting and hearing. Chairman Vaughan, Jr. then explained the need for four (4) affirmative votes to approve an application and since there are only four (4) voting members present this evening, all voting members would need to vote affirmatively to approve the application. Chairman Vaughan, Jr. explained that due to this the applicants are given the option to come to next month's meeting at no additional cost.

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**Application No. 6169-16 Heirloom Market at Comstock Ferre**, seeking a variance to allow for the installation of an additional 52.27 square feet of wall signage at 263 Main Street, all of which will be in excess of the permitted 125 square feet of wall signage, VB Zone (§6.3.F).

Mr. LaFountain clarified the additional wall signage would actually be 60 square feet. There was a miscalculation on the staff side, not the applicant's.

Spiro Koulouris, 67 Hartford Avenue, Wethersfield, CT appeared before the Board seeking a variance to install wall signage that exceeds the current size by 60 square feet. Mr. Koulouris thanked the Board for hearing their application. Mr. Koulouris stated he is hoping to hang two hand constructed/hand painted signs to promote the Heirloom Market business. He stated their hardship is the existing signage is a clear identification of the Comtstock Ferre building to the owners, Wethersfield residents and visitors and would be a shame to remove as it may take away from historical significance of the building. Mr. Koulouris stated the need for new signage to promote their new business in the area and in this historical building.

Chairmain Vaughan, Jr. asked what the existing square footage of wall signage is.

Mr. LaFountain stated there is currently a total of 217 square feet of wall signage.

Chairman Vaughan, Jr. asked what the allowable amount is and verified this is a preexisting situation.

Mr. LaFountain stated the maximum allowed wall signage is 125 square feet.

Chairman Vaughan, Jr. asked for verification this is in regards to the building frontage only.

Mr. LaFountain stated that is correct and the maximum wall signage allowed is 125 square feet.

Mr. Koulouris stated the signage is on different wall surfaces. The building has varying surfaces which appear as separate, but connected buildings.

Chairman Vaughan, Jr. asked if there is a freestanding sign on the left side of the property.

Mr. Koulouris stated that is a temporary banner which will be taken down if this application is approved for permanent signage.

Chairman Vaughan, Jr. asked if Mr. Koulouris has heard any feedback from neighbors.

Mr. Koulouris stated some individuals have emailed letters of support.

Chairman Vaughan, Jr. asked if there have been any complaints.

Mr. Koulouris stated there has not. The signage has been on display inside the market and has become a conversation piece. The signage is made from reclaimed wood from barns and is hand painted. Individuals have posted the signage on social media in support.

Commissioner Gustafson asked for clarification the existing 217 square feet of signage does not promote this business at all.

Mr. Koulouris stated the existing signage is for Comstock Ferre and Wethersfield Seed only.

Chairman Vaughan, Jr., verified the total square footage of the proposed wall signage is 60 square feet.

Mr. Koulouris stated that is correct.

Mr. LaFountain stated in clarification the 52.27 measurement was incorrectly placed on the agenda due to an error in his math.

Chairman Vaughan, Jr. asked if there were any questions from the Commissioners.

Commissioner Gustafson asked if Chairman Vaughan, Jr. would like any of the emails read into the record.

Chairman Vaughan, Jr. asked to be informed if they were in favor of or against the application.

Mr. LaFountain recommended the letter submitted via email from the Wethersfield Historic District Commission be read into the record.

Commissioner Gustafson stated there were four emails, all in favor of the signage. He then read the letter submitted via email by Kristin Stearley, HDC Coordinator on behalf of the Historic District Commission.

Chairman Vaughan, Jr. asked if there is anything else Mr. Koulouris would like to add.

Mr. Koulouris stated there was not.

The following audience members wished to speak in favor of this application:

1. Cindy Hughes, 14 Meggat Park, Wethersfield, CT – Ms. Hughes stated she has been very involved with the Comstock Ferre property & it's evolution over the last 20 years. She stated the quality of the signs as being typical to the type of quality of work the Koulouris' do. Ms. Hughes stated her support and she believes the wall signage would add to the property and not detract from it in any way.
2. Dorothy Devincke, 115 Ridge Road, Wethersfield, CT – Ms. Devincke reiterated her support for their work at Comstock and this signage. She stated they have shown respect for the historical importance of the building and seed company and support what the property represents. She stated they have taken photos with the signs as they are on display in the market.

There was no one in the audience who wished to speak in opposition to the application.

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Chariman Vaughan Jr.

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Commissioner Gustafson, Acting Clerk

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The Wethersfield Zoning Board of Appeals held a public hearing on January 25, 2016 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan Jr., Chairman  
Eugene Ziurys, Jr.  
Morris Borea  
David Gustafson, Alternate, Acting Clerk

**ABSENT:** Dan Logan, Vice Chairman  
Michael Vieira, Alternate  
Basia Dellaripa

**Also Present:** Justin LaFountain, Zoning Officer

**DECISIONS FROM PUBLIC HEARING**

**Voting Members: All Members Voted**

**Application No. 6169-16 Heirloom Market at Comstock Ferre**, seeking a variance to allow for the installation of an additional ~~52.27~~ 60 square feet of wall signage at 263 Main Street, all of which will be in excess of the permitted 125 square feet of wall signage, VB Zone (§6.3.F).

Upon motion made by Commissioner Ziurys, Jr., seconded by Commissioner Gustafson and a short discussion in which Chairman Vaughan, Jr. stated his agreement that Comstock Ferre is a significant landmark and the new business needs an opportunity to do well and the signage fits in with the character of the building. After a poll of the Board it was unanimously voted the above application **BE APPROVED** as amended.

**APPROVAL OF MINUTES**

Upon motion made by Commissioner Morris, seconded by Commissioner Gustafson and a poll of the Board, it was unanimously voted the minutes of October 26, 2015 **BE APPROVED**.

Approval of January 25, 2016 minutes was tabled until the next meeting.

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**ADJOURNMENT**

The meeting was adjourned at 7:21 PM.

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CHAIRMAN VAUGHAN, JR.

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Commissioner Gustafson, Acting Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on  
January 25, 2016.

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Commissioner Gustafson, Acting Clerk