

WETHERSFIELD ZONING BOARD OF APPEALS

PUBLIC HEARING/PUBLIC MEETING UNOFFICIAL MINUTES VOTED UPON **November 28, 2016**

The Wethersfield Zoning Board of Appeals held a public hearing on November 28, 2016 at 7:00 p.m. in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

PRESENT: Thomas J. Vaughan, Jr., Chairman

Daniel Logan, Vice Chairman

Mary Pelletier, Alternate

Michael Vieira

ABSENT: David Gustafson, Alternate, Acting Clerk

Morris Borea

Bassia E. Dellaripa

ALSO PRESENT: Justin LaFountain, Zoning Enforcement Officer

Chairman Thomas J. Vaughan called the meeting to order at 7:10 p.m. The Chairman explained the procedures of the meeting and the hearing. He further explained that there are four affirmative votes necessary to approve an application. There are four voting members present and the Chairman asked if anyone from the public wished to speak; no one came forward.

The Chairman asked Commissioner Mary Pelletier to read the first application.

- 1. Application No. 6181-16 Alieja Pettengill**, seeking an eight-foot northerly side yard variance and a fourteen-foot easterly rear yard variance to permit the construction of an attached garage addition at 140 Southwell Road, A-1 Residential Zone (§3.7).

Ms. Alieja Pettengill 140 Southwell Road, Wethersfield requesting to construct a garage to accommodate her father, who has a handicap and this garage will make it easier to navigate particularly in inclement weather. Ms. Pettengill referenced the packet provided by her to the Commission. In this packet were a list of the Hardship's for the Variance Application a list of eight (8) items, dated 10/11/2016, and a Zoning Location Survey prepared for Irena & Jan Wozniewski. A letter from her father's doctor substantiating his handicap, pictures of the house showing the shrubbery on the side and letters from neighbors.

Chairman Vaughan verified that they wish to add a garage to the side of the existing garage therefore making it a two-car garage. A previous variance was granted in 2011 per Officer LaFountain. Chairman asking if roof will be the same and the garage similar. The applicant affirmed it would be.

Chairman Vaughan asked if anyone wished to speak in favor or opposed to this application, no one came forward.

- 2. Application No. 6182-16 Jeff and Caitlin McKee**, seeking a 5.5 foot southerly side yard variance to permit the installation of an air conditioning condenser unit, at 21 Sherburne Road, A Residential Zone (§3.7).

Mr. Jeff McKee 21 Sherburne Road, Wethersfield indicated this house was purchased about two years ago, and would like to add central air conditioning and provided a picture of the unit. He indicated that he spoke to the neighbor on the southern side and they were fine with it.

Chairman Vaughan asked if that was the only place the applicant could put it and asked if the sloping and the plot of land is the hardship. The applicant indicated it was based on cost and the sloping of the land.

Chairman Vaughan asked if anyone wished to speak in favor or against this application and no one came forward.

- 3. Application No. 6183-16 Mark Schabert**, seeking a use variance to permit a church in the agricultural zone at 105 Marsh Street, AG Zone (§4.1).

Mr. Mark Schabert 35 Terrace Road, Wethersfield and pastor of the church and wishes to make roots here. The applicant feels they are a small congregation and this would be a good fit.

Chairman Vaughan asked why is this zoned an Agricultural Zone. Enforcement Officer LaFountain said it was before his time but believes it had to do with water drainage and there are other areas close to the subject property that are zoned Agricultural.

Chairman Vaughan asked if they were aware that the town Planning and Zoning Commission looked at this application and had some comments. Enforcement Officer LaFountain indicated that they were at the meeting. A site analysis was conducted as requested by the Planning and Zoning Commission prior to coming to this meeting. Chairman Vaughan read a Memo from the Town Engineer, Mr. Derrick Gregor Dated November 28, 2016 to Justin LaFountain ZEO, and read the ZBA Use Variance Request Memo to Wethersfield Planning and Zoning Commission from Justin LaFountain regarding Case #6183-16, 105 Marsh Street. Both Memos were read in their entirety. Chairman Vaughan wanted to clarify and be sure the applicant understood the provisions should the application be approved and asked if the applicants understood or had any questions. They indicated they understood and did not have any further questions to ask.

Commissioner Vieira asked if they had any concerns about parking. The applicant indicated that they only have a few families in their assembly so they do not have any concerns.

Chairman Vaughan asked if anyone wished to speak in favor.

Mr. James Clynych 903 Ridge Road, Wethersfield gave a history of the property. He salvaged the house from demolition and he has owned the house for nine years. He indicated his belief that

it is agricultural zone with special exception. He believes the church will bring some added prestige to the town and will be well fit for the property. Chairman Vaughan asked if he is still the owner and Mr. Clynch indicated he was and he will be renting the property to the church.

Chairman Vaughan asked if anyone else wished to speak in favor of the application.

Ms. Joanne Clynch of Wethersfield is the daughter of Mr. Clynch and co-owns the property with her father. Her father has poured a lot of love into the house and does care a lot about the property and the town as does she. She feels it will be a wonderful addition to the area and the town.

Chairman Vaughan asked if anyone was opposed to the application, no one came forth and closed the hearing.

Commissioner Dan Logan made a motion to approve **Application No. 6181-16 Alieja Pettengill**, seeking an eight-foot northerly side yard variance and a fourteen-foot easterly rear yard variance to permit the construction of an attached garage addition at 140 Southwell Road, A-1 Residential Zone (§3.7).

Commissioner Mary Pelletier **SECOND**

AYE – Commissioners Logan, Pelletier, Vaughan and Vieira

NAY – None

ABS. – None

Motion Passed 4-0

Commissioner Dan Logan made a motion to approve **Application No. 6182-16 Jeff and Caitlin McKee**, seeking a 5.5 foot southerly side yard variance to permit the installation of an air conditioning condenser unit, at 21 Sherburne Road, A Residential Zone (§3.7).

Commissioner Vieira **SECOND**

AYE – Commissioners Logan, Pelletier, Vaughan and Vieira

NAY – None

ABS. – None

Motion Passed 4-0

Commissioner Dan Logan made a motion to approve with conditions and stipulations read by Chairman Vaughan **Application No. 6183-16 Mark Schabert**, seeking a use variance to permit a church in the agricultural zone at 105 Marsh Street, AG Zone (§4.1).

Commissioner Vieira **SECOND**

Some discussion ensued giving a more detail explanation of Use Variance and conditions and stipulations and the zoning.

AYE – Commissioners Logan, Pelletier, Vaughan and Vieira

NAY – None

ABS. – None

Motion Passed 4-0

4. Approval of Minutes of September 26, 2016

Commissioner Mary Pelletier made a motion to approve **Minutes of September 26, 2016.**

Commissioner Michael Vieira **SECOND**

AYE – Commissioners Logan, Pelletier, Vaughan, Vieira

NAY – None

ABS. – None

Motion Passed 4-0

5. OTHER BUSINESS

A. Public comments on general matters of Zoning Board

Mr. Justin LaFountain, ZEO proposed an amendment to the zoning regulations to the Planning and Zoning Commission to allow air conditioners and generators to extend into required side yards. The Planning and Zoning Commission did require a little more research but within a few months, Mr. LaFountain feels that may get that approved.

Meeting was Adjourned.

Respectfully Submitted.

Mary Lou Wall,

Recording Secretary.

