

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**April 23, 2012**

The Wethersfield Zoning Board of Appeals held a public hearing on April 23, 2012 at 7:00 PM in the Town Hall, Town Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Daniel Logan, Vice Chairman  
Eugene Ziurys, Jr.  
Mark Rudewicz  
Frank Dellaripa, Alternate

**ABSENT:** Matthias DeAngelo, Clerk  
Morris R. Borea  
Robert Cobb, Alternate

**Also Present:** Brian O'Connor – Chief Building Official

Chairman Vaughan, Jr. opened the meeting at 7:00PM. There was no one from the audience who wished to speak.

Chairman Vaughan, Jr. explained that there are five members present and four members must vote in the affirmative for the application to be granted.

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**Application No. 6085-12. Aiello Home Services**, seeking a variance to install an air conditioning condensing unit in the side yard not having the required side yard setback at 56 Forest Drive , South side, A Zone (§3.6) and (§3.7).

Mike Allen with Aiello Home Services along with the homeowner Joseph Agnello, 56 Forest Drive Wethersfield, CT appeared before the Board seeking a variance to install an air conditioning condensing unit. Mr. Allen stated that the homeowner has a pad and it is placed on the side next to the chimney which accesses into the unfinished portion of the basement which is good because it is next to all the necessary mechanicals needed. He stated that this is the most functional and efficient place to put the unit. Mr. Agnello stated that he has letters from surrounding neighbors stating that they do not have a problem with this application. He added that they should also have a letter that was faxed to the Building Department.

Chairman Vaughan, Jr. questioned how much of a variance is needed. Mr. Allen stated a 6" variance is needed; however, Mr. O'Connor corrected that and stated that because they have to be off the house 12" they are actually looking for an 18" variance.

Commissioner Dellaripa confirmed that there are a total of six (6) letters all in favor of this application.

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There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

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**Application No. 6086-12. Newington Electric**, seeking a variance to install a generator on the street side of a corner lot at 56 Southwell Road, East side, A-1 Zone (§3.6) and (§3.7).

Bruce Smedick, Newington Electric, 16 Progress Circle, Newington, CT appeared before the Board seeking a variance to install a generator on the street side of a corner lot. Mr. Smedick stated that they are looking for a 26" variance due to the location of the way the property is set up. He stated that this is the only spot that the generator can logically go. He showed pictures of the generator and its placement.

Chairman Vaughan, Jr. confirmed that the hardship is because this is a corner lot. Mr. Smedick stated that this was correct.

Commissioner Dellaripa questioned if it is already installed; as the pictures show the generator. Mr. Smedick stated that it is not installed; nothing is connected yet; he did not realize that a variance was needed for this.

Commissioner Dellaripa confirmed that the air conditioning condenser is on one side and the generator is on the other; Mr. Smedick stated that this was correct. Commissioner Dellaripa questioned if this was gas or electric. Mr. Smedick stated that it is a gas generator.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

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**Application No. 6087-12. Wethersfield Historical Society**, seeking a variance to permit an outdoor craft fair on the first Saturday of October annually (renewal) at Cove Park, Hartford Avenue, East side, A Zone (§3.2).

Rick Willard, Cromwell, CT representing Wethersfield Historical Society, 150 Main Street, Wethersfield, CT appeared before the Board seeking a renewal of a variance to permit an outdoor craft fair.

Chairman Vaughan, Jr. questioned how long this event has been going on. Mr. Willard

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stated that they have been doing this for around 30 years. He stated that they previously had to come here for a variance annually but the last time they came Mr. Valente suggested that they come back every five (5) years. Mr. Willard gave to the Board a letter from Kathy Bagley, Parks and Recreation Director, approving them to use the property.

Chairman Vaughan, Jr. questioned if they were given any stipulations on the last approval. Mr. O'Connor stated that they looked back and do not see where any stipulations were given. Mr. Willard stated that originally this used to be done at the Comstock-Ferre, but when that was sold they moved the location to Cove Park and have been working with Ms. Bagley.

Chairman Vaughan Jr., questioned the length of time they are there. Mr. Willard stated that they begin setting up Friday morning and they are out by Saturday around 4 or 5 PM.

Commissioner Dellaripa confirmed that this is a fund raiser for the Historical Society. Mr. Willard stated that this benefits the Historical Society.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

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**Application No. 6088-12. Keith Waterhouse**, seeking a special exception to park a commercial vehicle in a residential zone (renewal) at 442 Prospect Street, South side, A-1 Zone (§3.5.5).

Keith Waterhouse, 442 Prospect Street, Wethersfield, CT appeared before the Board seeking a renewal to a special exception to park a commercial vehicle in a residential zone.

Chairman Vaughan, Jr. commented that last year there were people here speaking in opposition to this application. He stated that stipulations were given to appease the neighbors. He questioned how that has worked out. Mr. Waterhouse stated that it worked out very well; he stated that he is glad to say there have been no complaints. He stated that he was given 90 days and only used 53.

Mr. O'Connor confirmed that there have been no complaints.

Commissioner Logan stated that if he remembers correctly there was an enclosure for the vehicle. Mr. Waterhouse stated that this was correct; and that has worked out fine too. He questioned if there was any way to extend this variance so he does not have to come back every year.

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Commissioner Dellaripa stated that he has two letters in favor of this application and one letter from Sandra Gagnon that states she is ok with it as long as there is still the 90 day stipulation.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

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WETHERSFIELD ZONING BOARD OF APPEALS  
Chairman Thomas Vaughan, Jr.

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Commissioner Dellaripa, Clerk

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC MEETING**

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The Wethersfield Zoning Board of Appeals held a public hearing on April 23, 2012 at 7:00 PM in the Town Hall, Town Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Daniel Logan, Vice Chairman  
Eugene Ziurys, Jr.  
Mark Rudewicz  
Frank Dellaripa, Alternate

**ABSENT:** Matthias DeAngelo, Clerk  
Morris R. Borea  
Robert Cobb, Alternate

**Also Present:** Brian O'Connor – Chief Building Official

**DECISIONS FROM PUBLIC HEARING**

**Application No. 6085-12. Aiello Home Services**, seeking a variance to install an air conditioning condensing unit in the side yard not having the required side yard setback at 56 Forest Drive , South side, A Zone (§3.6) and (§3.7).

Upon motion made by Vice Chairman Logan, seconded by Commissioner Rudewicz and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted for an 18” variance.

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**Application No. 6086-12. Newington Electric**, seeking a variance to install a generator on the street side of a corner lot at 56 Southwell Road, East side, A-1 Zone (§3.6) and (§3.7).

Upon motion made by Commissioner Dellaripa, seconded by Commissioner Ziurys, Jr. and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted for a 26” variance.

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**Application No. 6087-12. Wethersfield Historical Society**, seeking a variance to permit an outdoor craft fair on the first Saturday of October annually (renewal) at Cove Park, Hartford Avenue, East side, A Zone (§3.2).

Upon motion made by Commissioner Ziurys, Jr., seconded by Commissioner Rudewicz and a poll of the Board it was unanimously voted that the above application **BE APPROVED** for a period of six (6) years.

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**Application No. 6088-12. Keith Waterhouse**, seeking a special exception to park a commercial vehicle in a residential zone (renewal) at 442 Prospect Street, South side, A-1 Zone (§3.5.5).

Upon motion made by Vice Chairman Logan, seconded by Commissioner Dellaripa and a poll of the Board it was unanimously voted that the above application **BE APPROVED** with the following stipulations:

1. Special exception is for this owner only.
2. No more than 90 days in a calendar year.
3. Must park vehicle within the enclosure.
4. Special exception is for the life of this vehicle.

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**APPROVAL OF MINUTES**

Upon motion made by Commissioner Dellaripa, seconded by Vice Chairman Logan and a poll of the Board it was unanimously voted that the minutes of February 27, 2012 **BE APPROVED**.

Upon motion made by Commissioner Dellaripa, seconded by Commissioner Ziurys, Jr. and a poll of the Board it was unanimously voted that the minutes of March 26, 2012 **BE APPROVED**.

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**ADJOURNMENT**

The meeting was adjourned at 7:30 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN VAUGHAN, JR.

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Commissioner Dellaripa, Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

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Commissioner Dellaripa, Clerk