

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**May 21, 2012**

The Wethersfield Zoning Board of Appeals held a public hearing on May 21, 2012 at 7:00 PM in the Police Station Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Daniel Logan, Vice Chairman  
Morris R. Borea  
Frank Dellaripa, Clerk, Alternate  
Kevin Rogers, Alternate  
Robert Cobb, Alternate

**ABSENT:** Eugene Ziurys, Jr.  
Mark Rudewicz

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

Chairman Vaughan, Jr. opened the meeting at 7:00PM. He explained the procedures of the Meeting and Hearing and asked if anyone wanted to speak on something other than what was on tonight's Agenda. There was no one from the audience who wished to speak.

A motion was made by Commissioner Borea, seconded by Commissioner Dellaripa and unanimously approved by the Board to take the Applications out of order and to hear the Town of Wethersfield's application first.

---

**Application No. 6093-12. Town of Wethersfield**, seeking a variance to install a natural gas fueling station which will encroach into the front yard setback at 505 Silas Deane Hwy, West Side, B Residential Zone, (§3.7).

Mike Turner, Director of Public Works and Town Engineer, RaeAnn Palmer, Assistant Town Manager and Graham Barker, Air and Gas Technologies all appeared before the Board on behalf of the Town of Wethersfield, 505 Silas Deane Highway, Wethersfield, CT seeking a variance to install a natural gas fueling station.

Mr. Turner explained that this will be a low volume and low pressure fueling station. It is to service Town vehicles only and is not open to the public. He showed a plan with the proposed area of the fueling facility, along with pictures of the actual equipment that they purchased from the Town of Glastonbury, authorized by the Town Council last fall.

Mr. Turner stated that they obviously were looking for a location within the building line; in terms of our hardship we needed to locate this facility where the vehicles are to be fueled. It's a low volume fueling system so it actually takes 12 hours for the

**WETHERSFIELD ZONING BOARD OF APPEALS**  
**PUBLIC HEARING**

**May 21, 2012**

vehicles to fuel so essentially you plug the vehicles in; they fuel overnight and the next morning they are ready. This could have been located out in the parking area but we would have lost 4 to 8 parking spaces in the Town Hall facility by the time everything was installed.

Chairman Vaughan, Jr. questioned if it was in the parking lot would a variance still be needed. Mr. Turner stated that a variance would not be needed; but it would also be much closer to the neighbors and it would be out in the open. He stated that they probably would not need to go before this Board but they may need to go before Planning and Zoning. He stated that the proposed location really makes the most sense. He stated that there is an existing air compressor there; they will be building a concrete pad down at the same level; with an "L" shaped retaining wall; the tallest piece of equipment is 5' tall, the retaining wall is 4' tall so it basically will be screened by an "L" shaped wall on two sides. If there is any noise generated all the noise gets projected towards the Silas Deane Highway because of the wall and the planting bed is to protect it also.

Chairman Vaughan, Jr. questioned if any type of clearance is needed. Mr. Barker stated that the system is a well-established system. He stated that it was installed in Glastonbury for a couple of years and they liked it so much that they expanded and put a larger station in. Mr. Barker stated that this is a very simple system and went on to explain how the system works and explained the safety features of the system.

Commissioner Cobb questioned how many vehicles can fuel up at one time. Mr. Barker stated that this system can fuel 4 vehicles, this systems does the equivalent of 4 gallons of gasoline per hour. Commissioner Cobb questioned how many vehicles in the Town's fleet run on natural gas. Mr. Baker stated that right now there are 7 or 8 vehicles.

Chairman Vaughan, Jr. again questioned if there needs to be any clearance as it looks like there is clearance in the Glastonbury pictures. Mr. Barker stated that this is just how Glastonbury positioned the station. He stated that there is no need for any clearance. The only thing you need to do is be able to walk all the way around it. He stated that this is all covered by NFPA code # 52. Chairman Vaughan, Jr. questioned if they needed to go before any other Board for any approvals or permits. Mr. Turner stated that they did not.

Commissioner Rogers questioned if there have been any problems with these vehicles as far as the carburetors or anything. Ms. Palmer stated that they have not had any problems. She stated that they are running on gasoline right now. Commissioner Rogers stated that he knows that these vehicles have been having problems with carburetors.

Commissioner Rogers questioned why this fueling station would be put at Town Hall and not at the Town Garage. Mr. Turner stated that this is where the vehicles that need to be fueled will be parked. Ms. Palmer stated that they looked at putting it at the Town

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**May 21, 2012**

Garage, however, to get around the gas pumps to be able to install it in a location that we have room for and not impact the rest of the Garage; we would have to trench about 400'. She stated that the other issue was that because these vehicles are used by Town Administrative staff at Town Hall; to fuel them overnight, they would have to leave them at the Town Garage overnight and because there isn't enough parking for Town Administrators Staff and Physical Services staff someone would have to give them a ride over to pick up the car and take it back to Town Hall to use which would be very inefficient use of Town staff time. But the real big factor was the cost of the trenching. Ms. Palmer stated that they really feel this is the best possible place for the station. She stated that for security they will be installing motion sensing cameras and it is worked out so that it will be displayed in Police Dispatch and there will be an alarm so that if the deck is breached an alarm will go off so that dispatch will notice that someone is trying to access them in the evening and they can dispatch an officer.

Commissioner Rogers questioned if the retaining wall will match the building. Ms. Palmer said that it would; absolutely.

Commissioner Borea questioned the amount of the variance that is needed. Mr. O'Connor stated that a 12' variance is needed.

Commissioner Dellaripa questioned if the Fire Marshall has to approve this. Ms. Palmer stated that he has already looked at it and approved it.

Commissioner Borea questioned what is directly across the street. Mr. Turner stated that the driveway to the Dental Office and Lamore's Gas Station, adding that the closest residential home is 210' away.

Mr. O'Connor questioned about the compressor noise. Mr. Barker stated that the compressor is about the same as a regular air conditioning unit. Commissioner Dellaripa stated that he assumes it has to meet the Town decibel limit. Mr. Barker stated that it is 66 dpa at 16'.

Commissioner Borea questioned the hours of operation; when it will be running. Mr. Turner stated overnight. Mr. Barker stated that when the unit is running you can stand right next to it and talk the way we are talking now and there is no problem at all.

Chairman Vaughan, Jr. confirmed that if this were to be put in the parking lot there would not be any questions at all. Mr. O'Connor stated that there would probably be some side yards that they would have to look at; but it really doesn't make any sense to put it in the parking lot when you will be taking out parking spaces. Commissioner Vaughan, Jr. confirmed that it really is not feasible in the parking lot. He also stated that this variance is strictly for the placement of the system not whether we think this is a good idea or not. Mr. O'Connor stated that this was correct; this has already been approved by Town

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**May 21, 2012**

Council.

Mr. Turner again; explained why he feels this is the most feasible location for the system.

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.

---

**Application No. 6089-12. Leonard W. Sullivan**, seeking a variance to maintain an addition over the building line on the street side of a corner lot at 23 Wolcott Hill Rd, West side, B Residential Zone, (§3.7) and (§3.7.B.2).

Matthew Stanko, 23 Wolcott Hill Road, Wethersfield, CT appeared before the Board on behalf of Mr. Leonard Sullivan, seeking a variance to maintain an addition over the building line. Mr. Stanko stated that they were unaware that they were over the building line; he stated that this was originally built as a fire escape. He stated that they have since taken the stairs off and a new fire escape has been built on the rear of the home. They would however like to keep the addition as a balcony without the stairs. He stated that they are looking for a 4 ½' variance.

Chairman Vaughan Jr., questioned if this is a corner lot. Mr. Stanko stated that it is. Mr. O'Connor stated that this addition is on the street side of a corner lot. Commissioner Borea questioned his relationship to the owner. Mr. Stanko stated that his mother is in a relationship with the owner.

Chairman Vaughan, Jr. questioned if any of his neighbors have any concerns with this application. Mr. Stanko stated that he did not believe so. Mr. O'Connor confirmed that neighbors were notified of this application.

Commissioner Rogers questioned why Mr. Sullivan is not present tonight. Mr. Stanko stated that he had a previous commitment and was not able to be present.

There were no further questions or comments from the Board.

The following audience member wished to speak in favor of the application:

1. Mrs. Lillian Doerschler, 19 Reed Drive, Wethersfield, CT – She stated that she is an abutting neighbor and she does not object; however, she does have a concern that the post is not plumb and stated that this is very noticeable.

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**May 21, 2012**

Mr. Stanko thanked Mrs. Doerschler for her concern and stated that they realize this and if approved they will get the permit and have this corrected.

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

---

**Application No. 6090-12. Mystic Restoration Co.**, seeking a variance for side yard encroachment of 4'0" x 4'0" for a basement egress window well at 46 Broad St, East side, A Residential Zone, (§3.7).

Ms. Elizabeth Saede and Mr. Leo Saede, 142 Stephen Drive, Stonington, CT appeared before the Board seeking a variance for a basement egress window well. Ms. Saede stated that her client would like this egress window out of her basement for safety purposes. She stated that her client was in the basement roughly 3 years ago when the tornado hit and it occurred to her she had no way out.

Ms. Saede stated that she has already been before the Historic District Commission and received their approval. She showed pictures of the window well and the placement on the property; adding that they will be removing the a/c unit and this egress window well is less visible than the a/c unit. She stated that letters from neighbors were sent to the Historic District Commission in favor of this application.

Commissioner Borea questioned where the a/c unit will be moved to. Ms. Saede stated that it will be moved to the rear of the home. Ms. Saede stated that the window will be 4" above ground and will not even be visible from the street.

Chairman Vaughan, Jr. questioned how much of a variance is needed. Mr. O'Connor stated that to be on the safe side a 4' 1" variance would be needed.

Commissioner Borea questioned the location. Mr. Saede stated that this is really the only location it can be placed as the front has the service panel, the south side there is a patio and the rear has a slab foundation with a three season porch.

Commissioner Borea questioned if we had something from the Historic District stating that they approved this. Mr. O'Connor stated that he does not, but it was approved a few weeks ago. He stated that this can be made a stipulation if it is approved.

There were no further questions or comments from the Board.

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

---

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**May 21, 2012**

**Application No. 6091-12. Dritan Bejte**, seeking a variance to amend a previous variance to construct a second story rear addition at 550 Nott St, North side, B Residential Zone, (§3.7).

Mr. Alexander Hametha, Folly Brook Blvd, Wethersfield, CT appeared before the Board on behalf of Dritan Bejte, 550 Nott Street, Wethersfield, CT seeking a variance to amend a previous variance.

Mr. Hametha stated that his client would like to put a second floor addition on for a playroom for his children.

Chairman Vaughan, Jr. questioned why it states to amend a variance. Mr. O'Connor explained that a 1' variance was granted back in 1993, now they want to build directly above it which also requires a variance.

Mr. Hametha stated that outside there will be stairs going down so as to use it as a fire escape. Chairman Vaughan, Jr. questioned if it will be on the same footprint as the first floor. Mr. Hametha stated that it would and the roof will be exactly the same also.

Chairman Vaughan, Jr. questioned if this is non-conforming. Mr. O'Connor confirmed that this is a legal non-conforming lot. Chairman Vaughan, Jr. questioned if any plans have been submitted. Mr. Hametha stated that everything has been submitted they are just waiting for approval.

Commissioner Borea questioned if they are staying within the footprint why a variance is needed. Mr. O'Connor stated that a variance is needed because they are expanded a non-conforming. Commissioner Borea confirmed that out of the whole addition on the second floor only a 1' variance is needed. Mr. O'Connor stated that this was correct.

Commissioner Dellaripa mentioned that there is a letter in the file from a neighbor stating that the yard is very messy. Mr. Hametha stated that it is because they are working; and that it will be cleaned up.

Vice Chairman Logan questioned if the 1' variance takes into account the stairs. Mr. O'Connor stated that the stairs are allowed to go 10'.

Vice Chairman Logan questioned how far the stairs are planning to go out. Mr. Hametha stated that the will be going out 3' from where the house ends. Mr. O'Connor stated that he needs to make sure the surveyor shows that on the plan; confirming that he needs to stay under the 10' because the stairs are not a part of this application.

There were no further questions or comments from the Board.

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**May 21, 2012**

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

---

**Application No. 6092-12. Joseph Moruzzi**, seeking a variance to maintain a temporary sign exceeding the maximum square foot area permitted located on the building at 1290 Silas Deane Hwy, East side, RC Zone, (§6.3.G.1).

Mr. Joseph Moruzzi, 5 Hidden Place Cheshire, CT appeared before the Board seeking to maintain a temporary sign. Mr. Moruzzi stated that he just purchased this property two weeks ago and did not know that a variance was needed for a lease sign. He apologized to the Board; but stated that he really had no idea. He stated that the listing Broker put the sign up to lease the property. He stated that O R & L is the listing broker and has been for the past few years.

Mr. Moruzzi stated that this is an 88,000 square foot building and it is completely empty right now. He stated that his goal is to get this property rented. He stated that this sign is needed for the I-91 exposure. He is hoping that as people are driving into Hartford in the traffic they will see the sign and say why not rent in Wethersfield. He added that this would be good for Wethersfield too; brining 200-300 people into Wethersfield.

Chairman Vaughan, Jr. questioned how much of a variance is needed. Mr. O'Connor sated that they are only allowed 24 square feet.

Commissioner Borea questioned the size of this sign. Mr. Moruzzi stated that he was not exactly sure of the size; it is either 4' x 40' or 5' x 50'.

Chairman Vaughan, Jr. questioned why only a 24 square foot sign is allowed on such a big building. Commissioner Bora questioned what is allowed for a permanent sign. Mr. O'Connor stated that either way; 2 square feet for every linear foot of frontage is allowed; but it cannot exceed 125 square feet maximum.

Vice Chairman Logan questioned the timeframe he was looking for. Mr. Moruzzi stated that the longer the better so he can try to rent the property.

Chairman Vaughan, Jr. questioned who purchased the sign. Mr. Moruzzi stated that O R & L purchased the sign and he believes it was about \$2,000.

Mr. O'Connor stated that he believes a building a few buildings down in Rocky Hill has a sign about the same size.

Mr. Moruzzi stated that if possible he would like at least 12 months; if this Board could

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**May 21, 2012**

do that he would be very grateful. He stated that he really hopes to rent this building; he is planning on cleaning it up and has already spoken to Mr. Gillespie about the facade program.

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.

---

WETHERSFIELD ZONING BOARD OF APPEALS  
Chairman Thomas Vaughan, Jr.

---

Commissioner Dellaripa, Clerk

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC MEETING**

**May 21, 2012**

The Wethersfield Zoning Board of Appeals held a public hearing on May 21, 2012 at 7:00 PM in the Police Station Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Daniel Logan, Vice Chairman  
Morris R. Borea  
Frank Dellaripa, Clerk, Alternate  
Kevin Rogers, Alternate  
Robert Cobb, Alternate

**ABSENT:** Eugene Ziurys, Jr.  
Mark Rudewicz

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

**DECISIONS FROM PUBLIC HEARING**

**Application No. 6093-12. Town of Wethersfield**, seeking a variance to install a natural gas fueling station which will encroach into the front yard setback at 505 Silas Deane Hwy, West Side, B Residential Zone, (§3.7).

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

---

**Application No. 6089-12. Leonard W. Sullivan**, seeking a variance to maintain an addition over the building line on the street side of a corner lot at 23 Wolcott Hill Rd, West side, B Residential Zone, (§3.7) and (§3.7.B.2).

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

1. Stairs are **NOT** allowed.
-

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC MEETING**

**May 21, 2012**

**Application No. 6090-12. Mystic Restoration Co.**, seeking a variance for side yard encroachment of 4'0"x4'0" for a basement egress window well at 46 Broad St, East side, A Residential Zone, (§3.7).

Upon motion made by Vice Chairman Logan, seconded by Commissioner Borea and a poll of the Board it was unanimously voted that the above application **BE APPROVED** for a 4'2" variance with the following stipulation:

1. Must have Historic District approval.
- 

**Application No. 6091-12. Dritan Bejte**, seeking a variance to amend a previous variance to construct a second story rear addition at 550 Nott St, North side, B Residential Zone, (§3.7).

Upon motion made by Commissioner Borea 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. Stairs that serve the second floor cannot exceed more than 10' into the rear yard.
  2. Property needs to be cleaned up within 30 days of completion.
- 

**Application No. 6092-12. Joseph Moruzzi**, seeking a variance to maintain a temporary sign exceeding the maximum square foot area permitted located on the building at 1290 Silas Deane Hwy, East side, RC Zone, (§6.3.G.1).

Upon motion made by Commissioner Borea, seconded by Commissioner Cobb and a poll of the Board it was unanimously voted that the above application **BE APPROVED** for a period of one (1) year.

---

**APPROVAL OF MINUTES**

Approval of the April 23, 2012 minutes were Tabled.

---

**ADJOURNMENT**

The meeting was adjourned at 8:30 PM.

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC MEETING**

**May 21, 2012**

---

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN VAUGHAN, JR.

---

Commissioner Dellaripa, Clerk

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

---

Commissioner Dellaripa, Clerk