

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**September 26, 2011**

The Wethersfield Zoning Board of Appeals held a public hearing on September 26, 2011 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Daniel Logan, Vice Chairman  
Matthias DeAngelo, Clerk  
Eugene Ziurys, Jr.  
Frank Dellaripa, Alternate  
Kevin Rogers, Alternate

**ABSENT:** Mark Rudewicz  
Morris R. Borea

**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.

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**Application No. 6073-11. Adam Weinberg**, seeking a variance to install wall signs and a free standing sign exceeding the maximum amount permitted at 1812-1816 Berlin Turnpike, east side, RC Zone (§6.3.F).

Adam Weinberg, 203 Captain Road, Longmeadow, MA appeared before the Board as owner of Mr. Tint Shops, seeking a variance to install walls signs and a free standing sign exceeding the maximum amount permitted.

Mr. Weinberg stated that he owns several Mr. Tint shops and has been in business since 1981. He stated that he has recently opened a shop at 1812 Berlin Turnpike; adding that he is new to this area and was not aware of the regulations. Therefore; the signs are already up. He stated that he has had discussions with Mr. O'Connor and has taken down the phone number signs as requested. He stated that there is competition on the Berlin Turnpike and that the signs are vital to his business, adding that these are professionally made signs that really look nice. He stated that his hardship is that without the signs he would loss business. He added that just by taking down the phone number signs his business has dropped 75%. He stated that these signs have no pricing, specials, etc.

Mr. Weinberg stated that he is also requesting a 3' x 4' free standing sign so that when a car is going left to right they can see the sign. He added that he knows there needs to be landscaping around the sign etc. He stated that the sign would be about 20' to 25' off the road and would be professionally made.

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**September 26, 2011**

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Chairman Vaughan, Jr. questioned what the regulations state. Mr. O'Connor stated that basically nothing is allowed because the signage is already at maximum of 125 square feet with Mirabelli Automotive.

Mr. Weinberg stated that it is his understanding that there have always been two buildings with two different businesses with signs at this location.

Chairman Vaughan, Jr. questioned if these were separate buildings if a variance would still be needed. Mr. O'Connor stated that a variance would still be needed because he would be over what is allowed by about 50'.

Chairman Vaughan, Jr. questioned about the free standing sign. Mr. O'Connor stated that he is not sure if the property that he is proposing to put it on is State Property or Mirabelli's property. Mr. Weinberg stated that he is not positive but it looks like Mirabelli's property. He showed to the Board a diagram of where the free standing sign would go.

Commissioner DeAngelo questioned if the 173 square feet is before or after the phone number signs were taken down. Mr. O'Connor stated that this is after the phone number signs have been taken down; the 173 square feet are for the signs that are up now.

Commissioner DeAngelo questioned if the free standing signage is in addition to the 173 square feet. Mr. O'Connor stated that it is, adding that this sign would need to go before the Design Review Board also.

Chairman Vaughan, Jr. questioned if the free standing sign is for Mirabelli's also. Mr. Weinberg stated that it is strictly for Mr. Tint.

Commissioner Ziurys, Jr. stated that he always associated window tinting with drug dealers. Mr. Weinberg stated that this may have been the case back in the 1980's however, now they are doing a lot of homes, etc.

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. 6074-11. Margaret Machnicki**, seeking a variance to construct a rear addition to a legal nonconforming garage, which the addition will encroach over the building line at 1010 Folly Brook Blvd, east side, B Zone (§3.7).

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**September 26, 2011**

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Margaret Machnicki, 1010 Folly Brook Blvd, Wethersfield, CT appeared before the Board seeking a variance to construct a rear addition that will encroach over the building line. Mrs. Machnicki stated that she was here last year and received a variance to extend the garage 10' but did not realize that it did not include the width. She stated that she needs the larger garage for storage and to accommodate the larger cars of today.

Chairman Vaughan, Jr. questioned if this is a corner lot. Mrs. Machnicki stated that this is correct.

Mr. O'Connor explained that back in November a variance was granted for a 10' x 19' extension to the existing garage which would go over the building line; however, in talking with the Builder he said that the 19' really isn't enough. Mr. O'Connor stated that had the Builder been at the hearing with her in November he would have noticed that then and she would not have to come back now.

Chairman Vaughan, Jr. questioned if this is amended to the original variance or if this is a new variance. Mr. O'Connor stated that they can do it whatever way the Board wants.

Commissioner Dellaripa questioned if this is a two car garage. Mrs. Machnicki stated that it is currently a one car but she wants it to be a two car garage with space for storage.

Chairman Vaughan, Jr. questioned if it is already non-conforming. Mr. O'Connor stated that this is correct, so anything she did would need a variance.

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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Chairman Vaughan, Jr. stated that both the next applications will be heard at the same time as they are exactly the same only for different locations.

**Application No. 6075-11. Manual Pine**, seeking a variance to erect a wall sign which a portion will project over the roof line at 1030 Silas Deane Hwy, east side, RC Zone (§6.3.H).

**Application No. 6076-11. Manual Pine**, seeking a variance to erect a wall sign which a portion will project over the roof line at 225 Silas Deane Hwy, west side, GB Zone (§6.3.H).

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**September 26, 2011**

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William Choma, 52 Williams Way, Tolland, CT appeared before the Board on behalf of Manual Pine seeking a variance to erect a wall sign which a portion will project over the roofline. Mr. Choma stated that this is the new design from Dunkin Donuts Corporate.

Mr. Choma presented to the Board the plans and pictures of the new Dunkin Donut sign design.

Mr. Choma stated that both locations are going through renovations and per Dunkin Donuts guidelines they have a total of 7 days to complete the renovations. He stated that this is why the sign is framed out; and depending on the outcome of tonight's hearing changes can be made to lower the frame/sign.

Chairman Vaughan, Jr. questioned the regulations. Mr. O'Connor stated that he does not know why but back in the 1960's the regulations calls for all signs having to be in line with the roof or lower.

Mr. Choma stated that it is the new style now to have the signage above the roof line. He stated that he has done many renovations this way.

Commissioner Dellaripa questioned the size of the brown portion of the sign. Mr. Choma stated that this is not the actual signage; the brown portion is the mansard and that is 12' x 10' or 120".

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. 6077-11. Philip Colello**, seeking a variance to install a detached sign exceeding the maximum amount permitted at 318 Silas Deane Hwy, east side, GB Zone (§6.3.F).

Philip Colello, 93 Fisk Drive, Newington, CT appeared before the Board seeking a variance to install a detached sign exceeding the maximum amount permitted. Mr. Colello stated that he has been in business in Wethersfield for over 18 years. He stated that he is merging with another salon and there is very little signage area left because she has a free standing sign.

Mr. Colello stated that the sign he has is the same sign he has had for years; he would just like to mount the sign to the outside of the handicap ramp about 3' off the ground.

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**September 26, 2011**

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Commissioner Dellaripa questioned if he was over the square footage of signage. Mr. O'Connor stated that he is not; the problem is that this is considered a free standing sign and only one free standing sign is allowed per building. He stated that the other tenant also has a free standing sign. Mr. O'Connor stated that the way the building is designed there is no way of putting it on the building.

Commissioner Dellaripa questioned if the sign was lit. Mr. Colello stated that it is but it is very subdued nothing to detract from the home.

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 DeAngelo, Clerk

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC MEETING**

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The Wethersfield Zoning Board of Appeals held a public hearing on September 26, 2011 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Daniel Logan, Vice Chairman  
Matthias DeAngelo, Clerk  
Eugene Ziurys, Jr.  
Frank Dellaripa, Alternate  
Kevin Rogers, Alternate

**ABSENT:** Mark Rudewicz  
Morris R. Borea

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

**DECISIONS FROM PUBLIC HEARING**

**Application No. 6073-11. Adam Weinberg**, seeking a variance to install wall signs and a free standing sign exceeding the maximum amount permitted at 1812-1816 Berlin Turnpike, east side, RC Zone (§6.3.F).

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

1. Must have State approval for free standing sign if placed on State property.
2. Must have Design Review approval for free standing sign.
3. Free standing sign must not exceed 24 square feet.
4. Maximum of 173 square feet of signage as presented.

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**Application No. 6074-11. Margaret Machnicki**, seeking a variance to construct a rear addition to a legal nonconforming garage, which the addition will encroach over the building line at 1010 Folly Brook Blvd, east side, B Zone (§3.7).

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

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**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC MEETING**

**September 26, 2011**

**Application No. 6075-11. Manual Pine**, seeking a variance to erect a wall sign which a portion will project over the roof line at 1030 Silas Deane Hwy, east side, RC Zone (§6.3.H).

Upon motion made by Commissioner DeAngelo, seconded by Commissioner Rogers and a poll of the Board it was unanimously voted that this application **BE APPROVED** as submitted.

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**Application No. 6076-11. Manual Pine**, seeking a variance to erect a wall sign which a portion will project over the roof line at 225 Silas Deane Hwy, west side, GB Zone (§6.3.H).

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

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**Application No. 6077-11. Philip Colello**, seeking a variance to install a detached sign exceeding the maximum amount permitted at 318 Silas Deane Hwy, east side, GB Zone (§6.3.F).

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

1. Must not interfere with ramp accessibility; subject to Building Code review.

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**APPROVAL OF MINUTES**

Upon motion made by Commissioner Dellaripa, seconded by Commissioner DeAngelo and a poll of the Board it was voted that the minutes of August 22, 2011 **BE APPROVED**.

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC MEETING**

**September 26, 2011**

**ADJOURNMENT**

The meeting was adjourned at 8:35 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN VAUGHAN, JR.

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Commissioner DeAngelo, 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 DeAngelo, Clerk