

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**October 24, 2011**

The Wethersfield Zoning Board of Appeals held a public hearing on October 24, 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  
Eugene Ziurys, Jr.  
Mark Rudewicz  
Frank Dellaripa, Alternate  
Kevin Rogers, Alternate

**ABSENT:** Matthias DeAngelo, Clerk  
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.

**Application No. 6078-11. Graphic Identities**, seeking a variance to replace a detached sign with the following:

- Display a sign larger than permitted by a previous variance (§6.3)
- Display a sign facing a residential zone (§6.3.H.6)
- Display a sign which exceeds the maximum amount of items permitted on a sign (§6.3.C.2)

At 465 Silas Deane Highway, west side, GB Zone.

Karen Knobel, Graphic Identities, Glastonbury, CT appeared before the Board on behalf of Dr. Conroy, 465 Silas Deane Highway, Wethersfield, CT seeking a variance to replace a detached sign.

Ms. Knobel stated that they wish to replace the small existing sign with this sign (showed pictures of proposed sign to the Board). She stated that this sign is internally illuminated on the Silas Deane Highway side only; it is not illuminated on the residential side of the sign.

Chairman Vaughan, Jr. questioned how much of a variance is needed. Mr. O'Connor stated that the sign is 18 square feet and that anything over 4 square feet would need a variance. Mr. O'Connor explained that a variance is also needed for the number of items that are on the sign. Two items are allowed, however, this sign has three items. The first being the "C" which is considered the logo; the second being the name and the third being the address. He stated that a variance is also needed because the sign faces a residential area; however the existing sign also faces a residential area.

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Mr. O'Connor stated that the sign requires 64' of landscaping around it. Ms. Knobel stated that she was aware of this.

Commissioner Dellaripa questioned what if other tenants wanted to put up a sign. Ms. Knobel stated that Dr. Conroy is the building owner and they would need his permission to do this anyway.

Chairman Vaughan, Jr. questioned why the sign cannot fit on the Silas Deane Highway. Ms. Knobel showed the Board the site plans and how it is not feasible to put the sign on the Silas Deane Highway due to Lamore Auto being on the corner.

Chairman Vaughan, Jr. confirmed the hardship due to the limited frontage on the Silas Deane Highway. Mr. O'Connor also confirmed that there are only 60 something feet of frontage on the Silas Deane Highway.

All Board Members reviewed the plot plan and the location of the proposed sign.

Vice Chairman Logan questioned if the building signage will also be coming down. Ms. Knobel stated that ideally at some point that signage will be taken down and new signage going up; however putting this proposed sign up is Phase 1 of this project.

Commissioner Ziurys, Jr. explained that he is concerned with other tenants also wanting signs; adding that he does not like any signs being placed in a residential area. Ms. Knobel confirmed that Dr. Conroy is the building owner and tenants could not put up any signage without his approval.

Chairman Vaughan, Jr. questioned if there was any feedback from any neighbors. Ms. Knobel said that she has not heard from anyone.

Mr. O'Connor confirmed that the Board agreed with his assessment of there being three items on the sign. The Board agreed with Mr. O'Connor.

Chairman Vaughan, Jr. questioned if the sign is far enough off the road for traffic. Mr. O'Connor stated that if this is approved he would like to see a stipulation to make sure that there are no site issues.

There were no further questions or comments from the Board.

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

1. Mr. Charles Dotts, 1 Ireland Road, Wethersfield, CT – He stated that coming up Church Street you see a driveway and without this sign you do not know what the driveway is for.

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

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WETHERSFIELD ZONING BOARD OF APPEALS  
Chairman Thomas Vaughan, Jr.

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Vice Chairman Logan, Acting Clerk

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**DECISIONS FROM PUBLIC HEARING**

**Application No. 6078-11. Graphic Identities**, seeking a variance to replace a detached sign with the following:

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At 465 Silas Deane Highway, west side, GB Zone.

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

1. Shall not create a site line obstruction for ingress and egress.
2. Logo shall be on the Silas Deane Highway side only.
3. Illumination shall be on the Silas Deane Highway side only

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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 voted that the minutes of September 26, 2011 **BE APPROVED**.

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**ADJOURNMENT**

The meeting was adjourned at 7:35 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN VAUGHAN, JR.

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Vice Chairman Logan, Acting 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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Vice Chairman Logan, Acting Clerk