

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

November 24, 2008

The Wethersfield Zoning Board of Appeals held a public hearing on November 24, 2008 at 7:00 PM in the Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Morris R. Borea, Chairman
Bruce T. Bockstael, Clerk
Frank Dellaripa
George McKee
Daniel M. Logan, Alternate
Shelia Hennessey, Alternate

ABSENT: Thomas J. Vaughan, Jr., Vice Chairman
Matthias DeAngelo

Also Present: Steven Lattarulo, Assistant Building Official
Fred Valente, Assistant Building Official

Chairman Borea opened the meeting at 7:00PM. There were no audience members present; only the Applicant was present.

APPLICATION NO. 6009-08 Steve Camilleri seeking a variance to install an Air Conditioning unit into the required side yard setback at 10 Avalon Place, north side, B Residence Zone (§3.7).

Steve Camilleri, 10 Avalon Place, Wethersfield, CT appeared before the Board seeking a variance to install an Air Conditioning unit into the required side yard setback. Mr. Camilleri stated that the site plan is attached to the application; however, he neglected to indicate on the plan the placement of the unit. He therefore showed the Board on the plan where the unit would be installed.

Chairman Borea confirmed that this application is only for the placement of the AC unit and has nothing to do with the addition. Mr. Camilleri stated that the AC unit is being installed because of the addition but this application is only for the placement of the unit, he is in compliance with the addition.

Chairman Borea questioned what is required on the side yard setback. Mr. Valente stated that there is a 5' requirement.

Mr. Camilleri stated that this is the only place that he is able to put the unit. He stated that there is a driveway on the other side of the home. He also stated that he has spoken with the neighbor that this affects and they agreed that this place would be the least bothersome to them.

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Chairman Borea questioned how much of a variance is needed. Mr. Camilleri stated that the base of the unit is 32 x 32 and it would be at the most, 4' from the house; therefore he is estimating that a 2' – 3' variance is needed. Mr. Valente confirmed that he would need approximately a 2' variance.

Mr. Camilleri stated that he did purchase the quietest model available. Commissioner Bockstael suggested that a screen be put up around the unit as this elevates a lot of the noise.

Commissioner Dellaripa questioned if the screen would require more of a variance. Mr. Valente stated that screening or fencing would not require an additional variance.

Mr. Camilleri stated that he was planning on putting up some type of screening, however, this needs to go before the Historic District Commission but he has not been able to speak with Kristin Stearley about this yet.

Chairman Borea confirmed that there is a letter in the file from his neighbor stating that they do not have a problem with this application. Mr. Camilleri stated that this is the neighbor that this unit would directly affect.

There were no further questions or comments from the Board.

There was no one in the audience; therefore, there was no one to speak in favor of or in opposition to this application.

WETHERSFIELD ZONING BOARD OF APPEALS
Chairman Borea

Commissioner Bockstael, Clerk

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DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 6009-08 Steve Camilleri seeking a variance to install an Air Conditioning unit into the required side yard setback at 10 Avalon Place, north side, B Residence Zone (§3.7).

Upon motion made by Commissioner Dellaripa seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that this application **BE APPROVED** with the following stipulations:

1. For approximately a 2' variance.
2. Unit must be screened in.
3. Subject to Historic District Commission approval if needed.

APPROVAL OF MINUTES

The approval for the minutes of October 27, 2008 was **TABLED**.

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ADJOURNMENT

The meeting was adjourned at 7:19 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN BOREA

Commissioner Bockstael, Clerk

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

Commissioner Bockstael, Clerk