

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING
April 23, 2007

The Wethersfield Zoning Board of Appeals held a public hearing on April 23, 2007 at 7:00 PM in the Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Vice Chairman
Bruce T. Bockstael, Acting Chairman
George McKee
Gina P. DeAngelo, Acting Clerk
Mike Wrona, Alternate
Frank Dellaripa, Alternate

ABSENT: Morris R. Borea, Chairman
Matt Cholewa, Alternate

Also Present: Brian O'Connor, Chief Building

Commissioner Bockstael opened the meeting at 7:00PM. Before the meeting started, the public was welcomed to speak regarding anything except specific cases in the past or on the night's agenda. There was no one present who wished to speak.

APPLICATION NO. 5974-07 Sheila & William Beeson seeking a variance to construct a carport over the side yard setback at 566 Nott Street, north side, B Residence Zone (§3.7).

Sheila & William Beeson, 566 Nott Street, Wethersfield, CT appeared before the Board requesting a variance to construct a carport. Mr. Beeson stated that they have lived in the home for 42 years without a problem. However, now that they are getting older it is hard to dig out from the snow. He stated that this is their hardship for requesting this application.

Mrs. Beeson stated that they really like the town and their home and would like to stay where they are.

Commissioner Dellaripa questioned exactly where the carport would be located. Mr. Beeson stated that it would be the length of the house; the roof will continue on the right side of the house, adding that they want this to look attractive.

Mr. Beeson stated that he has spoken with his neighbors and they do not have a problem with this application.

Commissioner Dellaripa questioned if it would fit two cars. Mr. Beeson stated that it almost fits two cars; the second car will stick out a bit.

Commissioner Bockstael stated that the fence is right there so it would need to be open to the back. Mr. Beeson stated that the construction will only be four (4) posts; no wall panels, he added that there may be a small wall but nothing tall; it would be open.

Commissioner Dellaripa questioned how much of a variance is needed. Mr. O'Connor stated that a 5.7' variance is needed, adding that they need to come out a little due to the chimney.

Commissioner DeAngelo questioned if a wall is put up would it shift anything or require another variance. Mr. O'Connor stated that it would not be a problem.

Commissioner Bockstael stated that if this is approved they may put stipulations on it that it must be an open carport. Mr. Beeson stated that this was fine; they do not want to close it in.

There were no further questions or comments from the Board.

Commissioner Bockstael read a letter in favor of this application from:

1. Mr. and Mrs. Babineau, 560 Nott Street, Wethersfield, CT

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

1. Mr. Christopher Beeson, 20 Hedgerow Street, Wethersfield, CT

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

Commissioner McKee recused himself from this application.

APPLICATION NO. 5975-07 Steven Frechette seeking a variance to maintain a building having less than the required side yard setback at 242 Elm Street, east side, AG Residence Zone (§3.7).

Steven Frechette, 242 Elm Street, Wethersfield, CT appeared before the Board seeking to maintain a building having less than the required side yard setback. Mr. Frechette stated that this Board granted a variance in the past for this building. He stated that at that time they planned on putting a staircase inside the building to house hay, etc., however, they have since decided that this is not the safest way to go.

Mr. Frechette stated that they decided to build the stairs on the outside of the building. He stated that they had no idea at the time that they were encroaching on the property line. He stated that he did not find this out until Mr. O'Connor came by and told him this. He apologized stating that had he known that this is what they were going to do from the beginning then he would have presented this to the Board when he first requested the variance.

Vice Chairman Vaughan, Jr. questioned if the shape of the lot has anything to do with him needed a variance. Commissioner Bockstael stated that they originally requested the variance so that they can maximize the backyard.

Commissioner Dellaripa questioned if the staircase could go on the other side of the building. Mr. Frechette stated that if they did this then they would have no control over who entered. He stated that his brother's property is right next door to where the staircase is and he can see from his property if anyone is entering the building.

Commissioner Bockstael questioned how much he is over. Mr. O'Connor stated that he is over 5' on a 25' side yard.

There were no further questions or comments from the Board.

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

1. Mr. Tom Parker, 250 Elm Street, Wethersfield, CT
2. Mr. Keith Frechette, 250 Elm Street, Wethersfield, CT

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

WETHERSFIELD ZONING BOARD OF APPEALS
Acting Chairman Bockstael

Commissioner DeAngelo, Acting Clerk

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ABSENT: Morris R. Borea, Chairman
Matt Cholewa, Alternate

Also Present: Brian O'Connor, Chief Building

DECISIONS FROM PUBLIC HEARING

Voting Members: Vice Chairman Vaughan, Jr., Commissioner Bockstael, Commissioner DeAngelo, Commissioner McKee, Commissioner Dellaripa

APPLICATION NO. 5974-07 Sheila & William Beeson seeking a variance to construct a carport over the side yard setback at 566 Nott Street, north side, B Residence Zone (§3.7).

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

1. No requests will be heard for an enclosure of this carport.

Voting Members: Vice Chairman Vaughan, Jr., Commissioner Bockstael, Commissioner DeAngelo, Commissioner Wrona, Commissioner Dellaripa

APPLICATION NO. 5975-07 Steven Frechette seeking a variance to maintain a building having less than the required side yard setback at 242 Elm Street, east side, AG Residence Zone (§3.7).

Upon motion made by Commissioner DeAngelo, seconded by Commissioner Wrona and a poll of the voting members (Commissioner McKee recused himself) it was unanimously voted that the above application **BE APPROVED** as presented.

APPROVAL OF MINUTES

Upon motion made by Vice Chairman Vaughan, Jr., seconded by Chairman DeAngelo and a poll of the Board it was unanimously voted that [the minutes of March 26, 2007](#) **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:40 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
ACTING CHAIRMAN BOCKSTAEL

Commissioner DeAngelo, Acting Clerk