

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING
July 23, 2007

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

PRESENT: Morris R. Borea, Chairman
Thomas J. Vaughan, Jr., Vice Chairman
Bruce T. Bockstael, Clerk
George McKee
Frank Dellaripa, Alternate
Shelia Hennessey, Alternate

ABSENT: Gina P. DeAngelo
Mike Wrona, Alternate

Also Present: Brian O'Connor, Chief Building

Chairman Borea 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. Chairman Borea welcomed the Board's newest member Shelia Hennessey.

APPLICATION NO. 5983-07 Judith Keane/Keane Foundation seeking a variance to install five (5) house tour signs and twenty-five (25) directional signs throughout town from September 15 - October 15, 2007 for the Silas Robbins house tour at 185 Broad Street, Various Zones (§6.3.G).

Judith Keane, 126 Broad Street, Wethersfield, CT appeared before the Board on behalf of the Keane Foundation requesting a variance to install signs at various locations in town. She stated that the Silas Robbins house tour is a fundraiser that is coming up in October from the 5th to the 14th. She stated that they would like to have publicity for the house tour put up earlier in the month of October. She stated that she is here tonight to request a variance to erect signs at five (5) different locations, these signs are 4' x 5' signs, however, they are not yet constructed. She stated that they will be professionally made by Sign-a-Rama. She stated that four of these signs will be put on private property, adding that she does have permission from the property owners, and the fifth sign they would like on Town property at the entrance to Marsh Street off Route 91.

Chairman Borea confirmed that she has permission to erect the signs on the private property, but questioned if she has the permission from the Town to put the one sign on town property. Mrs. Keane stated that she does not believe they do. Mr. O'Connor stated that he thought that the Town Manager, Bonnie Therrien, did give permission for the sign on the Town property.

Mrs. Keane stated that they are also requesting an additional 25 directional signs to be placed throughout the town, also on private property.

Chairman Borea questioned if the owners of the properties have already given permission for this. Mrs. Keane stated that she is not sure, but she is assuming that the Signage Committee did get their permission.

Vice Chairman Vaughan, Jr. questioned if a variance is needed for the signs that are being placed on private property. Mr. O'Connor stated that a variance is still needed.

Mrs. Keane showed the poster that the 4' x 5' signs will resemble; adding that the town allows 4' x 8'. Mr. O'Connor stated that this was correct; charitable events are permitted up to three off premises signs.

Chairman Borea confirmed that she is requesting that the signs be put up from September 15 to October 15. Mrs. Keane stated that the smaller directional signs will most likely only be erected during the house tour so that they can guide people to the event. The others would be put up approximately two weeks prior to the event.

Commissioner McGee confirmed that the five larger signs would be put up two weeks prior to the event. Mrs. Keane stated that this was correct.

Commissioner Bockstael confirmed that this event benefits the Keane Foundation which in turn benefits Town property. Mrs. Keane stated that this was correct; adding that this event will hopefully bring them over the top for the sports complex.

Vice Chairman Vaughan, Jr. questioned if Keane Foundation Sign Committee feels that they need 25 directional signs, adding that he feels that is a lot of signs. Mrs. Keane stated that the Sign Committee does feel that 25 signs are needed. She stated that the Broad Street green is really tucked away in Wethersfield and out of town people really do not know where it is.

Commissioner McGee questioned if this event and this variance is for this year only. Mrs. Keane stated that this was correct.

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. 5984-07 Dolores Medina seeking a variance to construct a sunroom a portion of which will be over the rear yard building line at 41 Colonial Drive, north side, A-1 Residence Zone (§3.7).

Nick Grillo, Better Living Patio and Rooms, 1351 Dixwell Avenue, Hamden, CT appeared before the Board on behalf of Dolores Medina seeking to construct a sunroom a portion which will be over the building line. Mr. Grillo stated that this property has an existing porch that over time has decayed. He stated that he will be putting a new sunroom on the existing footprint. He stated that the lot is at an angle in one corner and therefore it encroaches a little on one side.

Chairman Borea questioned how much of a variance is needed. Mr. O'Connor stated that a 2' variance is needed because it is being enclosed, if it were to be open then it is allowed to go over a little.

Chairman Borea questioned the hardship for this application. Mr. Grillo stated that the hardship is the angle of the lot.

Commissioner Bockstael questioned if the neighbor is fine with this variance. Mr. Grillo stated that as far as he knows there is not a problem.

Mr. O'Connor stated for the record that back in 1981 a variance was granted to enclose the porch; however, it was never done.

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. 5985-07 Raymond J. and Shirley K. Burns seeking a variance to construct a porch not having the required side yard at 22 Kimberly Lane, east side, AA OS Zone (§3.7).

Raymond and Shirley Burns, 22 Kimberly Lane, Wethersfield, CT and Ron Burns, Contractor, Glastonbury, CT appeared before the Board seeking to construct a porch without the required side yard.

Mr. Ron Burns presented the Board with a letter dated June 30, 2007 and attachments requesting them to read the letter and then if there are any questions he could address them.

Commissioner Bockstael questioned if the property's original address was Two Rod Highway. Mr. Raymond Burns stated that he did not believe so, however, the house to the east of his property is Two Rod Highway.

Commissioner Bockstael questioned if the neighbor at 40 Kimberly Lane has been spoken to. Mr. Ron Burns stated that he has and there is a letter from him in favor of this application. Mr. Burns added that this neighbor is the most affected by this application.

Chairman Borea questioned the hardship for this application. Mr. Ron Burns stated that the hardship is the corner lot. Mr. Raymond Burns stated that the rear yard is really considered the side yard and it cannot be put there because that side of the house has the two bedrooms.

Chairman Borea questioned how much of a variance is needed. Mr. Raymond Burns stated that an 8' variance is needed. Mr. Ron Burns stated that although the property has not been surveyed, there is actually 31' that separate the two buildings. He stated that on page one of the packets that were handed out you can see the picture. Mr. Ron Burns stated that on the floor plan that is also attached to their packet they can see that on the east side of the house there would be no way to access the porch because there are closets, hatchway, bedrooms, etc.

Commissioner Bockstael questioned the roof line. Mr. Ron Burns stated that these are preliminary drawings. He stated that if this is approved then there may be modifications to the plan, however, the footprint will remain the same. He added that he has not yet really looked at the roofline, adding that he can best say that the roofline would have to be addressed as the roofline angles are a challenge. He stated that he would submit the plan to the Town for approval.

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. 5986-07 George M. Chester, Jr. seeking a variance to install air conditioning units into the side yard setback at 168 Broad Street, east side, A Residence Zone (§3.7).

George Chester, Jr., 168 Broad Street, Wethersfield, CT, legal address is 11147 Pleasant Vale, Delaplane, VA appeared before the Board seeking to install air conditioning units into the side yard setback.

Mr. Chester, Jr. stated that he purchased this property 2 months ago and is in the process of renovating it. He stated that this will be a 2nd home for him that he will occupy on an occasional basis.

He stated that there was a very old oil furnace and oil tank in the basement and the oil tank was leaking. He stated that he decided to put in a heat pump system which was designed with Kennedy Plumbing and Heating out of Wethersfield. They installed almost all of it, but then the issue arose as to where to put the two small condensers. He stated that the condensers are quite small, about 32" high. He stated that ideally he would like to put them behind the small barn; however, it is too far. He stated that he would like to put the units on the rear north side of the home. He presented photographs of where he would like to put them. He stated that it would be completely shielded from public view with either evergreens or a small picket enclosure that would be the same color to keep them invisible from Broad Street.

Chairman Borea questioned if his neighbor has a problem with this application. Mr. Chester, Jr. stated that he is not sure if he does or not. He stated that he tried to find out who the owner of the neighboring property was but could not. He stated that he did speak with the person on the property; however, he was not the owner. He did ask his lawyer to try and find out who the owner was, however, he did not hear back from him yet.

Vice Chairman Vaughan, Jr. questioned if all neighbors were notified. Mr. O'Connor stated that they have been.

Chairman Borea questioned the size of the units. Mr. Chester, Jr. stated that they are 25" x 27" and 32" high. He stated that they are small units and can fit in a narrow space. Mr. O'Connor stated that anything that goes in that side yard would need a variance because it is so close.

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 Borea

Commissioner Bockstael, Clerk

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George McKee
Frank Dellaripa, Alternate
Shelia Hennessey, Alternate

ABSENT: Gina P. DeAngelo
Mike Wrona, Alternate

Also Present: Brian O'Connor, Chief Building

DECISIONS FROM PUBLIC HEARING

Voting Members: Morris Borea, Thomas J. Vaughan, Jr., Bruce T. Bockstael, George McKee, and Frank Dellaripa

APPLICATION NO. 5983-07 Judith Keane/Keane Foundation seeking a variance to install five (5) house tour signs and twenty-five (25) directional signs throughout town from September 15 - October 15, 2007 for the Silas Robbins house tour at 185 Broad Street, Various Zones (§6.3.G).

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

Voting Members: Morris Borea, Thomas J. Vaughan, Jr., Bruce T. Bockstael, George McKee, and Frank Dellaripa

APPLICATION NO. 5984-07 Dolores Medina seeking a variance to construct a sunroom a portion of which will be over the rear yard building line at 41 Colonial Drive, north side, A-1 Residence Zone (§3.7).

Upon motion made by Vice Chairman Vaughan, Jr., seconded by Commissioner Dellaripa and a poll of the Board it

was unanimously voted that the above application **BE APPROVED** as submitted.

APPLICATION NO. 5985-07 Raymond J. Shirley K. Burns seeking a variance to construct a porch not having the required side yard at 22 Kimberly Lane, east side, AA OS Zone (§3.7).

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

APPLICATION NO. 5986-07 George M. Chester, Jr. seeking a variance to install air conditioning units into the side yard setback at 168 Broad Street, east side, A Residence Zone (§3.7).

Upon motion made by Chairman 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. There must be some type of screening to block ac unit from view.
 2. Whatever type of screening is used; it must be approved by the Historic District Commission.
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APPROVAL OF MINUTES

Upon motion made by Vice Chairman Vaughan, Jr. and seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that [the minutes of June 25, 2007](#) **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:45 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN BOREA

Commissioner Bockstael Clerk