

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**November 26, 2007**

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The Wethersfield Zoning Board of Appeals held a public hearing on November 26, 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  
George McKee  
Matthias DeAngelo  
Frank Dellaripa, Alternate  
Shelia Hennessey, Alternate

**ABSENT:** Mike Wrona, Alternate

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

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.

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**APPLICATION NO. 5993-07 Ruth L. Hamel** seeking a variance to install an air conditioning unit into the side yard setback at 435 Brimfield Road, north side, A Residence Zone (§3.7).

Mr. David Scales, 273 Dix Road, Wethersfield, CT appeared before the Board on behalf of his mother-in-law Ruth L. Hamel of 435 Brimfield Road, Wethersfield, CT seeking a variance to install an air conditioning unit at 435 Brimfield Road.

Mr. Scales stated that the front of the house faces south and the best position for this unit would be on the west side of the home, the driveway is on the east side. Mr. Scales stated that because of the features in the back of the home, such as a porch, hatchway, vestibule etc.; it would make it impossible to install the unit in the back.

He stated that they are looking to put the unit on a 26" pad approximately 1' west of the chimney. He stated that he has a letter from the neighbor at 439 Brimfield Road stating that they do not have a problem with this application. He added that this neighbor is the one most affected by this application.

Chairman Borea questioned why a variance is needed. Mr. O'Connor stated that they need 10' of open space on that side of the home; adding that the a/c unit will be 1'-3' into that 10' space.

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Commissioner DeAngelo confirmed that this side of the home has 11.67', putting the a/c unit a few inches over the required 10' needed. Mr. O'Connor stated that this was correct.

Chairman Borea questioned if they only need the variance for the pad and not the unit. Mr. O'Connor stated that the variance needed is for both the pad and the a/c unit.

Commissioner Bockstael read the letter into the record from Mrs. Angela Russo-Palinsky in favor of this application.

Commissioner Vaughan, Jr. confirmed that there is 11.67' of open space on that side of the home, and confirmed that at the most a 3' variance would be needed. Mr. O'Connor stated that this was correct.

There were no further questions or comments from the Board.

Mr. Scales thanked the Board for their time and consideration.

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. 5994-07 Associated Events LLC** seeking a variance to store holiday displays at Goodwin Park Ridge Road location, east side, A Residence Zone, (§).

Mr. Frank Maratta, 80 Harbor Drive, Middletown, CT appeared before the Board on behalf of Associated Events, LLC seeking a variance to store holiday displays at Goodwin Park at the Ridge Road location.

Mr. Maratta stated that he has been running the Holiday Light Fantasia Show for the past eight (8) years. He stated that he runs this on property owned by the City of Hartford. He stated that it has become a hardship to transport these displays over the road and that is the reason why he is requesting to store some of these displays on site in a trailer in an area around 46' x 50'.

Chairman Borea questioned how many trailers would be used. Mr. Maratta stated that they would need two (2) trailers.

Chairman Borea questioned if he needed approval from any other Agencies. Mr. Maratta stated that this request has already been signed off by the City Manger for the City of Hartford and approved by the Company that leases the Golf Course, American Golf. He was then told that he needed to get approval from this Commission also.

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Commissioner Bockstael questioned the size of the present building and if the trailer would be stored on the pavement. Mr. Maratta stated that he is guessing the maintenance building is around 120'. He stated that he would be placing the trailer off the pavement. He stated that his intention is to place the trailer where it would be screened by the natural burr. He stated that if the Board would like, they can make this a temporary variance to see if there are any problems before granting this permanently. He stated that they are also looking into getting a green lattice so that it will blend in with the scenery.

Chairman Borea confirmed that the hardship is to not have to move the items off site. Mr. Maratta stated that this was correct; adding that this would also replace the eyesore that is now down by the Jordan Lane area of the golf course.

Chairman Borea questioned what type of variance is needed. Mr. O'Connor stated that this is a variance for an accessory storage use in a Residential Zone.

Chairman Borea questioned if the trailer would be on wheels so that it could be easily moved. Mr. Maratta stated that it would be on wheels.

Commissioner Dellaripa questioned if this is a permanent trailer then why the need to put it on wheels. Mr. Maratta stated that by having the trailer on wheels it would be easier to move if it had to be moved.

Vice Chairman Vaughan, Jr. questioned if the building that is there now needed a variance. Mr. O'Connor stated that it did, he stated that it went before the Planning and Zoning Commission.

Commissioner McKee questioned if Mr. Maratta feels that the trees there will pretty much hide the trailer when they are in full foliage. Mr. Maratta stated this is 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 this application.

The following audience members wished to speak in opposition to this application:

1. Mrs. Cindy Roberts, 29 Ridge Road, Wethersfield, CT – read a letter on behalf of the President of the Board of Directors for the Park Ridge Condominium Complex. She stated that this letter is also on behalf of the 30 residents and taxpayers who all feel that this application will devalue their property. In the letter she stated that they will seek legal counsel should this application be approved. The letter was signed by Joseph Nelson, Vice President of the Condominium Complex.

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Commissioner McKee questioned if they spoke with Mr. Maratta or if they looked at the plans or overhead pictures. He also questioned if they were only concerned with the winter months and not the summer months when the foliage is full.

Mrs. Roberts stated that they have not seen any of the plans. She stated that she does not see how they would be able to hide such a big trailer, even with full foliage.

2. Mr. Joseph Nelson, 29 Ridge Road, Wethersfield, CT – He stated that he is the author of the above read letter. He stated that he does not see how a 50' trailer could be made unsightly.

Vice Chairman Vaughan, Jr. questioned if they came up with another plan would he still be opposed. Mr. Nelson stated that he does have an open mind.

Commissioner McKee questioned if the building can be seen from his upstairs window now. Mr. Nelson stated that it can.

3. Mr. Kenneth Burr, 43 Ridge Road, Wethersfield, CT – Stated that he feels the trailer would be very unsightly.
4. Mr. Gerry Orfitelli, 67 Ridge Road, Wethersfield, CT – He questioned why they would move something as unsightly as the trailers just from one area to another; he stated that there really should be another alternative.
5. Mr. Dick Foran, 41 Ridge Road, Wethersfield, CT – Stated that the trailers would be very unsightly. He added that he does not see how this trailer would ever be hidden.
6. Mrs. Marie Orfitelli, 67 Ridge Road, Wethersfield, CT – Stated she has the same concerns as her neighbors. She stated that these trailers will really be an eyesore and bring down the value of their property.
7. Mr. Patrick Tucker, 61 Ridge Road, Wethersfield, CT - Stated that a tractor trailer parked there permanently would really devalue the area.

Commissioner Bockstael stated that the foliage should hide the view of the trailer. Commissioner McKee stated that they are also proposing to put up a green lattice around the trailer. Mr. Tucker stated that it is still a tractor trailer.

Vice Chairman Vaughan, Jr. questioned if the letter that was previously read on behalf of the 30 residents is in addition to these residents that came up to speak. Mr. Nelson stated that these residents are one in the same.

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Vice Chairman Vaughan, Jr. questioned if there have been any opposition to the trailer that is down by Jordan Lane. Mr. O'Connor stated that there has not; however, this is more of a drop off and pick up sight.

Commissioner Bockstael questioned if these trailers could go down in that area. Mr. O'Connor stated that he does not believe that this area is big enough; however, the applicant can look into it and come back before the Board if he wishes.

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WETHERSFIELD ZONING BOARD OF APPEALS  
Chairman Borea

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Commissioner Bockstael, Clerk

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

**ABSENT:** Mike Wrona, Alternate

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

**DECISIONS FROM PUBLIC HEARING**

**APPLICATION NO. 5993-07 Ruth L. Hamel** seeking a variance to install an air conditioning unit into the side yard setback at 435 Brimfield Road, north side, A Residence Zone (§3.7).

Upon motion made by Chairman Borea, seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that the above application **BE APPROVED** for a 3' variance as submitted.

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**APPLICATION NO. 5994-07 Associated Events LLC** seeking a variance to store holiday displays at Goodwin Park Ridge Road location, east side, A Residence Zone, (§).

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 DENIED** due to not having a sufficient hardship and the overwhelming response of neighbors in opposition to this application.

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**APPROVAL OF MINUTES**

Upon motion made by Commissioner McKee and seconded by Commissioner Dellaripa and a poll of the Board it was unanimously voted that the minutes of October 22, 2007 **BE APPROVED** with changes.

**ADJOURNMENT**

The meeting was adjourned at 7:50 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN BOREA

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Commissioner Bockstael, 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 Bockstael, Clerk