

**WETHERSFIELD ZONING BOARD OF APPEALS**  
**PUBLIC HEARING**  
**September 25, 2006**

The Wethersfield Zoning Board of Appeals held a public hearing on September 25, 2006 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  
Gina P. DeAngelo  
George McKee  
Frank Dellaripa, Alternate  
Mike Wrona, Alternate

**ABSENT:** Matt Cholewa, Alternate

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

Chairman Borea opened the meeting at 7:05PM. 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. 5959-06 Stanislaw & Wanda Moryl** seeking a variance to construct an addition having less than the required side yard at 39 Alison Lane, west side, C Residence Zone (§3.7).

This application was withdrawn.

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**APPLICATION NO. 5960-06 Firehouse Bar & Grill** seeking a variance to display a temporary sign larger than permitted and for a period of 90 days at 1151 Silas Deane Highway, west side, Regional Commercial District Zone (§6.3.G.9).

There was no one present regarding this application.

Mr. O'Connor inquired if there was enough information in their file to proceed on this application without the applicant present.

Commissioner Bockstael stated that there is a letter in the file from the applicant requesting a 20' x 3' temporary sign for a period of 90 days. Commissioner Bockstael questioned Mr. O'Connor if this is a banner type sign. Mr. O'Connor stated that this was correct; adding that the zoning regulations permit a temporary sign for a maximum of 14 days.

Commissioner DeAngelo questioned the allowable size of the sign. Mr. O'Connor stated that the sign can be no larger than 60 square feet; therefore there is not a problem with the size of the sign, only how long they want to display the sign.

Chairman Borea questioned how long they need to wait before applying for another variance. Mr. O'Connor stated that this is a once a year special event sign.

Commissioner Dellaripa stated that this is not a "special event". Commissioner DeAngelo stated that they have allowed temporary signs before without there being a "special event".

Chairman Borea questioned if Mr. O'Connor knew the reason for the applicant not attending this meeting. Mr.

O'Connor stated that he did not.

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 opposition to this application.

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WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN MORRIS BOREA Commissioner Bockstael, Clerk

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**ABSENT:** Matt Cholewa, Alternate

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

**DECISIONS FROM PUBLIC HEARING**

**APPLICATION NO. 5959-06 Stanislaw & Wanda Moryl** seeking a variance to construct an addition having less than the required side yard at 39 Alison Lane, west side, C Residence Zone (§3.7).

This application was withdrawn.

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Voting Members: 5 regular Members.

**APPLICATION NO. 5960-06 Firehouse Bar & Grill** seeking a variance to display a temporary sign larger than permitted and for a period of 90 days at 1151 Silas Deane Highway, west side, Regional Commercial District Zone (§6.3.G.9).

Upon motion made by Chairman Borea seconded by Commissioner McKee and a poll of the Board it was unanimously voted that the above application **BE DENIED** without prejudice.

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Voting Members: Commissioner Bockstael, Commissioner McKee, Commissioner DeAngelo, Commissioner Dellaripa, and Commissioner Wrona.

Non Voting Members: Chairman Borea excused himself from this application as his firm rendered legal action to the Town. Vice Chairman Vaughan, Jr. did not vote as he was not at the original meeting.

**APPLICATION NO. 5956-06 Christopher and Karen Dunn** seeking a variance for having less than the required buildable square, for the purpose of creating a 2nd lot at 233 Highland Street, north side A-1 Residence Zone (§3.7.A).

Commissioner Bockstael stated for the record that this application was previously tabled as they were awaiting legal opinion from the Town Attorney. This opinion was received and the opinion of Attorney Bradley is similar to that of Mike Turner, Town Engineer. They both concluded that the Town maintains the road. He stated that a copy of this letter is in everyone's packet for their review.

Commissioner Bockstael read the letter from Attorney Bradley.

Commissioner Bockstael stated for the record that the hardship for this application, as explained by Assistant Building Official Fred Valente at the original meeting, is that the buildable square on a corner lot is almost always impossible to maintain.

Commissioner Dellaripa confirmed that nothing can be done on this property until the current home is demolished. Commissioner Bockstael stated that this was correct.

Upon motion made by Commissioner Bockstael, seconded by Commissioner Dellaripa and a poll of the Board it was voted by a vote of 4-1 with Commissioner DeAngelo opposed that the above application **BE APPROVED** due to the hardship.

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### **APPROVAL OF MINUTES**

Upon motion made by Chairman Borea seconded by Commissioner DeAngelo and a poll of the Board it was unanimously voted that [the minutes of August 28, 2006](#) **BE APPROVED** with the following correction:

1. Page 2, paragraph 3 should read slope not sloop.

### **ADJOURNMENT**

The meeting was adjourned at 7:25PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN BOREA

Commissioner Bockstael, Clerk