

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING
November 27, 2006

The Wethersfield Zoning Board of Appeals held a public hearing on November 27, 2006 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, Clerk
Gina P. DeAngelo
George McKee
Mike Wrona, Alternate
Frank Dellaripa, Alternate
Matt Cholewa, Alternate

ABSENT: Morris R. Borea, Chairman

Also Present: Brian O'Connor, Chief Building Inspector

Vice Chairman Vaughan, Jr. opened the meeting at 7:03PM. 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.

Vice Chairman Vaughan, Jr. explained to the audience that if anyone wishes to speak on a specific application they can do so during the Public Hearing; he stressed that that is the opportunity for audience members to speak. Once the Public Meeting is opened; no one from the audience may be heard; even if the Board is asking questions amongst themselves that an audience member knows the answer to the Board is not allowed to accept any more testimony during the Public Meeting.

APPLICATION NO. 5961-06 Pat Yagmin seeking a variance to construct a handicap ramp over the building line at 27 Jay Street, west side A Residence Zone (§3.7).

Mr. & Mrs. Yagmin, 27 Jay Street, Wethersfield, CT appeared before the Board seeking to construct a handicap ramp over the building line. Mrs. Yagmin explained that this ramp has already been constructed through the small cities grant program with the Town of Wethersfield. She stated that they waited about two (2) years to obtain the funding. She stated that V-Nanfuto Construction built the ramp according to the specs that had been submitted to the Town. She stated that this was all ADA built; adding that it took about three weeks to be built and a really nice job was done on the work.

Mrs. Yagmin requested that they be able to keep the ramp; adding that if the ramp needed to be redone or cut back it would be a real hardship for them.

Vice Chairman Vaughan, Jr. stated that his notes indicate that the ramp was built without a permit. Mr. O'Connor stated that this was correct. He stated that the contractor did get a permit for the installation of windows.

Mrs. Yagmin apologized on behalf of the contractor. She stated that he feels that the whole job was submitted as a package. Vice Chairman Vaughan, Jr. questioned where the package was submitted. Mrs. Yagmin stated that it was submitted to the Town.

Mr. O'Connor stated that there was a permit for installation of windows/remodeling the inside. He stated that there was no plan for a ramp and no permit was given for a ramp. Mrs. Yagmin questioned if he received copies of the specs. Mr. O'Connor stated that he never received copies of the specs. Mrs. Yagmin stated that she was under the impression

that the Town received copies of the specs.

Mr. Yagmin stated that the contractor did call the Town Inspector to come out and check the hole in the ground to make sure the hole was deep enough for the ramp. He stated that the Town Inspector came out and measured that hole; and that was the last time that we seen the Inspector. He stated that he does not feel it is fair for the Town to now say that the ramp needs to be taken down. He stated that he would like to know why it needs to be taken down.

Vice Chairman Vaughan, Jr. stated that apparently the ramp is over the building line and that is why this application is before the Board now. Mr. Yagmin questioned why the Inspector didn't say something before the ramp was built. Mr. O'Connor stated that the Inspector did get a call from the Secretary to do a pier inspection; which is the hole that Mr. Yagmin is speaking of. Mr. O'Connor stated that unbeknownst to the Inspector there was no permit for this particular job.

Mrs. Yagmin stated that ultimately if this ramp needs to be changed it falls on their shoulders and she feels that they did not make the mistake.

Mr. O'Connor stated that the other problem that we have is that the ramp is 1/2' to 1' on Town property. He stated that this could pose a problem to someone that is on a bike with their handrail hitting the ramp rail. He stated that he is recommending, verses it being torn down and going back to what was there; shifting the long ramp that runs across the sidewalk over three (3) or four (4) feet. He stated that this way it is clearly on their property and it is still usable as a ramp.

Commissioner Cholewa questioned what he means by it is on town property. Mr. O'Connor stated that there is a sidewalk which is town property and there is about a foot of town property toward the house. Commissioner Cholewa confirmed that it is within the right of way of the road. Mr. O'Connor stated that this was correct; it is in the Town right of way.

Commissioner Dellaripa confirmed that Mr. O'Connor is recommending that the ramp parallel to the road be moved. Mr. O'Connor stated that the long 20' ramp would need to be shifted over.

Mr. Yagmin stated that bikes do not go down that street so there should be no problem with bikes hitting the ramp.

Mr. O'Connor stated that another avenue that they can take is to try and get a "hold harmless" from the Town.

Mr. Yagmin stated that the town is not responsible for his sidewalks. Commissioner Dellaripa stated that if someone trips on the sidewalk the Town is responsible.

Vice Chairman Vaughan, Jr. questioned Mr. O'Connor that if the variance is granted they would need to get a hold harmless. Mr. O'Connor stated that this would be up to the town and they can grant the variance based on getting the hold harmless; but if they did not get it, then what; they are either back here again or they have to take it down.

Commissioner Cholewa stated that of course this Board has the authority to grant over the building line; however, not when it is in the town right of way. He stated that he feels this is a decision that the Town has to make. He stated that he feels that this question is not even before the Board. Mr. O'Connor stated it is not, but this Board can grant a variance based on the stipulation or the condition that the Town grant a hold harmless, however, getting the hold harmless would have to go to the Town Manager and go before the Town Council.

Commissioner Cholewa questioned if the fair housing act requires accommodations to be made for the handicapped in the zoning regulations. Mr. O'Connor stated that it does and this Board has made accommodations in the past; not necessarily the fair housing act but where someone needs some type of ramp to get in and out of the house. Commissioner Cholewa stated that this is not the typical standard variance with a hardship. Mr. O'Connor stated that the hardship is based on the land; however, you need to be reasonable too.

Commissioner Bockstael stated that the plan itself probably could have worked on this property and I think that is the issue; adding that whoever built the ramp did not bother to see where the property line was. Mr. O'Connor stated that

this is correct.

Mrs. Yagmin stated that they really did a nice job on the ramp and it works really well and it would be a real shame to have to take it down.

Commissioner McKee questioned if it would work just as well if it were back three (3) feet or so. Mrs. Yagmin stated that it should, however, who would pay for the expense of moving it. Commissioner McKee stated that he understands.

Vice Chairman Vaughan, Jr. stated that in a normal situation is it up to the contractor to get the permit. Mr. O'Connor stated that it depends; the homeowner could be responsible, in this case there was also the Housing Rehab who could have been responsible or the contractor could have been responsible. Mr. O'Connor stated that in this case the contractor did pull permits but for the windows and interior work; so he pulled the permits, however, not for the ramp. They somehow left it out, forgot about it, who knows.

Vice Chairman Vaughan, Jr. stated that it seems obvious that it is so close to the sidewalk, that there would be some question. Mr. O'Connor stated that the Town did go out, a full survey of the property was not done, however, they did a site from monument to monument and said that it is between 6" and 8" on town property.

Commissioner Cholewa stated that he thinks this Board can grant a variance with the understanding that we have no say as to what goes on in the town right of way and that they would have to deal with the Town Council as to who decides what to do in the town right of way and whether it should be moved back onto their property.

Mr. Yagmin stated that if they are told that it has to get moved back how does it get moved back and who pays for it. He stated that the contractor doesn't want anything to do with this any more, he said that he has lost enough money on this deal. Commissioner Cholewa stated that this is why the Council has to make the decision; he stated that this Board does not have the power to allow it to be kept in the right of way.

Mrs. Yagmin questioned that if they were allowed to talk with the Town Council they would need to ask if they could be held liable if something should happen. Mr. O'Connor stated that they would be asking for a "hold harmless" which means that the Town would not be held responsible.

Mr. Yagmin stated that they are liable for this ramp and this was a town program and now the Town is saying to take this ramp down and it just is not fair. Vice Chairman Vaughan, Jr. stated that they understand the implications of having to move the ramp and they are trying to come up with the best solution; however, they also have to work within the town regulations.

Commissioner Dellaripa suggested that they table this application and wait for the Town Council to decide. Mr. O'Connor stated that he feels this is a good suggestion.

Commissioner McKee stated that this would give them an opportunity to explore other options.

There were no further questions or comments from the Board.

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

1. Mr. Lee Sykas, 117 Wells Road, Wethersfield, CT

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

APPLICATION NO. 5962-06 Associated Events LLC seeking a variance to conduct a seasonal business in a residential zone (renewal) on property known as Goodwin Park, A Residence Zone (§3.2).

Mr. Frank Marotta, Associated Events, LLC 80 Harbor Drive, Middletown, CT appeared before the Board seeking a renewal variance to conduct a seasonal business in a residential zone. He apologized to the Board for not renewing the

variance prior to the beginning of the event. He stated that the last variance was granted for a two (2) year period and because they did not have the event last year he assumed that the variance was still good for this year.

Vice Chairman Vaughan, Jr. questioned when the variance expired. Mr. O'Connor stated that the variance expired last year and there was confusion because this is considered a special event which is now heard before Planning and Zoning. He stated that when Mr. Marotta called the Building Department last week to make sure that everything was ok, it was then realized that the variance had expired.

Vice Chairman Vaughan, Jr. questioned if there have been any problems. Mr. O'Connor stated that there have not been any problems.

Vice Chairman Vaughan, Jr. read the prior stipulations and confirmed with Mr. Marotta that he is fine with these stipulations. Mr. Marotta stated that the stipulations are fine and he has no issues with them.

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.

APPLICATION NO. 5963-06 James Morgan seeking a variance to construct an addition not having the required side yard at 33 Dorlen Circle, north side, A-1 Residence Zone (§3.7).

James Morgan, 33 Dorlen Circle, Wethersfield, CT appeared before the Board seeking a variance to construct an addition not having the required side yard. Mr. Morgan stated that he is seeking a variance to construct a garage with additional living space above. He stated that it will be approximately 10' x 28' leaving about 5' from the closest neighbor.

Commissioner Bockstael questioned how he will be accessing the second floor. Mr. Morgan stated that it would be through the inside of the existing home. Commissioner Bockstael questioned that because the existing home is one level. Mr. Morgan stated that it is; however, he will be accessing it through the garage. Commissioner Bockstael confirmed that he will be building a stairwell in the garage. Mr. Morgan stated that it will be going from the existing home into the garage and then up; with the base of the stairs in the house.

Vice Chairman Vaughan, Jr. confirmed that there will be no outside stairs. Mr. Morgan stated that this was correct.

Commissioner Bockstael confirmed that the use of the 2nd floor will be a game room. Mr. Morgan stated that it will actually be a bedroom, however, probably not for a few years. Commissioner Bockstael confirmed that this is not going to be an in-law apartment. Mr. Morgan stated that it will not.

Vice Chairman Vaughan, Jr. questioned how much of a variance is needed. Mr. O'Connor stated that he needs a 10' variance.

Vice Chairman Vaughan, Jr. questioned why he is looking to go so far out. Mr. Morgan stated that he is looking to keep things in the garage instead of outside on the driveway. Vice Chairman Vaughan, Jr. questioned if his lot is a pie shaped lot and that is why it goes out so far. Mr. Morgan stated that that is correct.

Commissioner Bockstael questioned who drafted the plans. Mr. Morgan stated that a friend drew the plans. Commissioner Bockstael stated that he may want to have the plans redrawn so that there is a clear understanding as to how to get up to the second level. Commissioner Bockstael stated that he has been an architect for many, many years and these plans do not convince him as to how there will be access to the 2nd level.

Ryan Crafa with Diversified Project Management came up to speak. He stated that his firm is in the process of drawing up plans. The plans that were submitted were just preliminary plans to give the Board an idea of what is being proposed. Mr. Morgan stated that he did not want to go thru the expense of hiring an architect and having official plans made up until the variance was granted.

Vice Chairman Vaughan, Jr. questioned if the neighbors are aware of this and asked if he had any letters from any of his neighbors. Mr. Morgan stated that he has spoken with them and they appear to be fine with the plans, however, he does not have any letters.

Vice Chairman Vaughan, Jr. questioned what the hardship for this application is. Mr. Morgan stated that the hardship is the irregular lot.

Commissioner Bockstael confirmed that the reason they are not adding on to the back of the home is because there is already an addition there. Mr. Morgan stated that this was correct; there is a 10'x25' addition in the back.

There were no further questions or comments from the Board.

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

1. Mr. Steve Dufour, 27 Dorlen Circle, Wethersfield, CT - He stated that originally he was here to speak in favor of this application; however, he did not realize that this addition was a two story addition. He stated that he is the neighbor that would be most impacted by this addition. He stated that he has not yet seen the plans and asked to take a look at them. He stated that he would not have a problem with the extension of the existing garage if it were only one story, however, this being a two story is a complete surprise. He stated that it does concern him having a tall structure that much closer to his home. He stated that there is only one other home on the circle that is a two story and that is on the other side of him. He questioned if that would impact his property value. He stated that he and Mr. Morgan can come to accommodations with the addition being closer to the property line, however, this looks like an awfully big structure to be moved closer to his residence. He stated that he is not too sure if he is happy with the second floor. He stated that he would like to see plans as to how it is going to fit in with his existing house. He stated that before this is approved he would really like to see official or professional plans as to how it is going to sit with the rest of the properties in the circle. He questioned if there were a way to table this application until such plans were available. He stated that he is not opposed to the addition being closer to the building line; however, he is opposed to such a big structure being so close to his property.

Vice Chairman Vaughan, Jr. stated for the record that this variance is only for the building line and the applicant is not against any regulations for the height if he gets the variance for the building line. Mr. O'Connor stated that the height is fine as long as it does not go over 35'. He stated that the Board can put conditions on the variance if granted; just extending the garage and keeping it at one level.

Mr. Morgan asked Mr. Dufour if they can come up with some plans or some sort of agreement outside of this meeting. Mr. Dufour stated that this was fine. Mr. Crafa questioned if there is some sort of a contingency that can be put on this variance so that they do not have to come back next month.

Vice Chairman Vaughan, Jr. stated that this variance can be tabled without prejudice but you will have to come back next month but you will not have to pay the fee.

Commissioner Dellaripa questioned Mr. Dufour if it is living space or a garage that is close to this new addition. Mr. Dufour stated that it is living space; he stated that the garage is a below ground garage and there are bedrooms on that side of the house.

Commissioner Cholewa questioned what the frontage requirement is in this zone and questioned if it is different on a circle. Mr. O'Connor stated that it is 40'; he stated that he would have to research what the dotted line is going across the plot plan.

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

APPLICATION NO. 5964-06 Carmen Vacalebri seeking a variance to display an A-Frame sign at set times of the year at 1770 Berlin Turnpike, east side, Regional Commercial Zone (§6.3).

Ken Royle, Manager, Carmen Anthony Restaurant 1770 Berlin Turnpike, Wethersfield CT, appeared before the Board seeking a variance to display an A-Frame sign. He showed to the Board the A-Frame sign that they have been using. He stated that when they were told that they could not use this sign without a permit they complied and took the sign down and submitted an application to receive a variance. He stated that they take the signs in at night to prevent theft. He stated that they are seeking a variance to use these signs during certain times of the year; usually from Thanksgiving to Christmas, a two (2) week period around Valentine's Day and a two (2) week period around Mother's Day. He stated that this year they also used it during the dog days of summer during July and August for a lobster special hoping to drum up some business.

Commissioner Cholewa questioned how many total weeks he is looking for. Mr. Royle stated that they are looking for at least 8 weeks possibly more if you will grant July and August.

Vice Chairman Vaughan, Jr. questioned if they have been putting the sign out and then was told that a variance was needed. Mr. Royle stated that this was correct.

Commissioner Bockstael stated that in the past they have granted banners as this is less obtrusive.

Vice Chairman Vaughan, Jr. stated that there has been a bit of history with the A-Frame signs. He stated that a variance was granted for Atlas Tile on the Berlin Turnpike; however, this was for a banner.

Commissioner Cholewa questioned if anything has gone to Planning and Zoning with regards to signage. He stated that this should not have to be done by variance all the time; it should really be looked at and the zoning regulations should be changed. He questioned if something should be written to the Commission stating that this comes up a lot and that they should look into adopting regulations to allow signs.

Mr. O'Connor stated that in Old Wethersfield the Town Planner is working on banners, streamers, etc. He stated that if the Commission wants to address A-Frame signs he can bring it up to the Town Planner and see if they will change the regulations on this. Commissioner Cholewa stated that he feels that this makes sense for seasonal type of things.

Vice Chairman Vaughan, Jr. stated that as far as this application goes; he is looking for at least 4 times a year for 2 weeks at a time. Mr. Royle stated that this would be fine and they can work with that.

Mr. O'Connor stated that the Storage Facility on Silas Deane Highway was granted a variance for a banner; however, the banner was placed in an actual frame and they can interchange the banner. He stated that they would really rather see that in the future, rather than A-Frame signs.

Commissioner McKee stated that maybe they can give a time limit on this A-Frame sign, which will get him through the Christmas Season and give Planning and Zoning time to address the sign issue.

Vice Chairman Vaughan, Jr. questioned how Mr. Royle would feel about doing a sign that is on a more permanent basis. Mr. Royle stated that the banner would have to be big and go on the free standing sign in the front because the side of the building is really obscured from the road.

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.

APPLICATION NO. 5965-06 Gregorio Pools & Spa seeking a variance to construct an in ground swimming pool which will exceed the maximum buildable area at 97 Windmill Hill, south side, A-1 Residence Zone (§3.7B).

Mr. John DiMichael with Gregorio Pools and Spa and Mr. Matthew Hill, 97 Windmill Hill, Wethersfield, CT appeared before the Board seeking a variance to construct an inground swimming pool. Mr. DiMichael stated that they would like to construct an inground swimming pool which is a fiberglass one piece unit that will be dropping in. Mr. Hill showed plans to the Board. He stated that assuming that the dimensions on the house are correct and the length of the

lot is correct he then took actual measurements of the proposed addition which consists of a three season sun porch and a small shed. He stated that on page 2 there is a deck which is about 366 square feet which is attached to the back of the garage. He stated that he is currently in compliance with what he has in the back. He stated that when he decided on putting in a pool he called the Building Department and discovered that he is allowed a maximum of 25% which he will exceed by a little over 1%. He stated that he would like to request a 2% variance to be safe. He stated that his figures show they will be at 26.31% but is requesting a variance for 27%.

Commissioner Cholewa questioned what exactly they are being asked to approve. Mr. O'Connor stated that a variance is needed for the buildable area. Commissioner Cholewa questioned if there is any regulations regarding impervious materials. Mr. O'Connor stated that none is needed in a residential zone; only commercial zones.

Commissioner Bockstael stated that if this were approved nothing else would be able to be added. Mr. Hill stated he was hoping that that would have been the case before they decided to put in the pool. He stated that he is very well aware that nothing further may be added.

Vice Chairman Vaughan, Jr. questioned why this size pool. Mr. DiMichael stated that with fiberglass pools they only make certain sizes and they cannot be customized, there is more or less a catalog with certain choices and that is what they have to choose from and there are not a lot of options. Mr. Hill stated that on the right side of the pool where he has neighbors there is already shrubbery on their neighbor's lot; he stated that they will be putting up a fence that will be coming very close to the neighbor's side and will blend in with the back and the other side. Vice Chairman Vaughan, Jr. confirmed that he will be putting up a fence as part this and questioned if a variance is needed. Mr. O'Connor stated that no variance is needed for the fence.

Mr. O'Connor confirmed with Mr. Hill that the pool will be 8' off the back rear yard. Mr. Hill stated that the pool will be 8' to 8.5'; he stated that he was told the minimum is 8'. Mr. O'Connor confirmed that the pool will be 12' off the right side. Mr. Hill stated that this was correct. Mr. O'Connor stated for the record that they will be asking for a new survey if this variance is approved.

Vice Chairman Vaughan, Jr. questioned if we are using the applicants figures for the percentage. Mr. O'Connor stated that this is correct; the applicant could have hired a surveyor but decided to do it himself and he came up with being over. He stated that the applicant is most likely correct, or pretty close, however, they will do a survey to make sure and if he is not over then of course this variance is not needed. Mr. Hill stated that some of the existing structure marks are there; he stated that he did decimal points as opposed to inches.

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
VICE CHAIRMAN VAUGHAN, JR.

Commissioner Bockstael, Clerk

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC MEETING
November 27, 2006**

The Wethersfield Zoning Board of Appeals held a public hearing on November 27, 2006 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, Clerk
Gina P. DeAngelo

George McKee
Mike Wrona, Alternate
Frank Dellaripa, Alternate
Matt Cholewa, Alternate

ABSENT: Morris R. Borea, Chairman

Also Present: Brian O'Connor, Chief Building Inspector

DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 5961-06 Pat Yagmin seeking a variance to construct a handicap ramp over the building line at 27 Jay Street, west side A Residence Zone (§3.7).

Tabled without prejudice.

Voting Members are: Vice Chairman Vaughan, Jr., Commissioner Bockstael, Commissioner DeAngelo, Commissioner McKee, and Commissioner Wrona.

APPLICATION NO. 5962-06 Associated Events LLC seeking a variance to conduct a seasonal business in a residential zone (renewal) on property known as Goodwin Park, A Residence Zone (§3.2).

Upon motion made by Commissioner Bockstael, seconded by Commissioner DeAngelo and a poll of the Board it was unanimously voted that the above application **BE APPROVED** for a period of four (4) years with the following stipulations:

1. Barriers will be maintained on Jordan Lane and Goodwin Park Road to prevent the flow of traffic;
 2. Security staff will monitor those locations to prevent traffic going into the park, including pedestrian traffic;
 3. Wethersfield Police will be provided with a telephone number for resident complaints;
 4. A satisfactory engineering report on the lighting structures will be submitted to the Building Department;
 5. A \$2,000,000 insurance policy will be maintained for the Town of Wethersfield;
 6. A hold harmless letter will be filed.
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APPLICATION NO. 5963-06 James Morgan seeking a variance to construct an addition not having the required side yard at 33 Dorlen Circle, north side, A-1 Residence Zone (§3.7).

Tabled without prejudice.

Voting Members are: Vice Chairman Vaughan, Jr., Commissioner Bockstael, Commissioner DeAngelo, Commissioner McKee, and Commissioner Cholewa

APPLICATION NO. 5964-06 Carmen Vacalebri seeking a variance to display an A-Frame sign at set times of the year at 1770 Berlin Turnpike, east side, Regional Commercial Zone (§6.3).

Upon motion made by Commissioner Bockstael seconded by Commissioner DeAngelo and a poll of the Board it was unanimously voted that the above application **BE APPROVED** for a period of one (1) year subject to the following stipulations:

1. The use of the A-Frame sign shall be for the next three (3) months - December 2006, January 2007 and February 2007;
2. A frame shall be constructed for temporary signage and be attached to the existing freestanding sign for a maximum of ten (10) weeks during the rest of the year - March 2007 through November 2007;

3. The Wethersfield Building Department shall be notified of each start and end date before displaying the temporary signage.

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

APPLICATION NO. 5965-06 Gregorio Pools & Spa seeking a variance to construct an inground swimming pool which will exceed the maximum buildable area at 97 Windmill Hill, south side, A-1 Residence Zone (§3.7B).

A letter was read from Mr. and Mrs. Carcia at 91 Windmill Hill stating their concerns.

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

1. All Engineering criteria be followed by the Town of Wethersfield;
2. As submitted.

APPROVAL OF MINUTES

Upon motion made by Commissioner Bockstael seconded by Vice Chairman Vaughan, Jr. and a poll of the Board it was unanimously voted that [the minutes of September 25, 2006](#) **BE APPROVED**.

DISCUSSION

Ex Parte Communication was discussed.

ADJOURNMENT

The meeting was adjourned at 8:25 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
VICE CHAIRMAN VAUGHAN, JR.

Commissioner Bockstael, Clerk