

**WETHERSFIELD ZONING BOARD OF APPEALS**  
**PUBLIC HEARING**  
**January 26, 2004**

The Wethersfield Zoning Board of Appeals held a public hearing on January 26, 2004 at 7:00 PM in the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Morris R. Borea, Chairman  
Thomas J. Vaughan, Jr., Vice Chairman  
Bruce T. Bockstael  
D. Bruce Johnston, Alternate  
Gina P. DeAngelo, Alternate

**ABSENT:** Frank A. Falvo, Jr.  
Steven F. Clarke  
Craig S. Pinney, Alternate

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

Chairman Borea opened the meeting. Chairman Borea stated for the record that every attempt was made to televise this meeting; however, they were unable to gain access to the equipment room. 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.

Chief Building & Zoning Official Brian O'Connor stated that the Planning and Zoning Commission would like to meet with the Board regarding the new Zoning Regulations. Chairman Borea stated that he would be happy to do that adding that he did go to the presentation and received an outline, but not the actual regulations. Chairman Borea stated that he would like to get a copy of the regulations that pertain to this Board and then set up a meeting with the Planning and Zoning Commission. Mr. O'Connor stated that he will speak with the Town Planner and get back to the Board with a date and time.

Commissioner Bockstael read the legal notice into the record.

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**APPLICATION NO. 5831-2004 Peter Patel/Wethersfield Hospitality** seeking a variance to enlarge an existing detached sign at 1730 Berlin Turnpike, east side, Business No. 2 Zone (Section 167-136).

Mark Detulio, Sign Lite, 6 Corporate Drive, North Haven, CT appeared before the Board on behalf of Peter Patel, Wethersfield Hospitality seeking a variance to enlarge an existing detached sign.

Mr. Detulio stated that Mr. Patel is the new owner of the Towne House Hotel at 1730 Berlin Turnpike. He stated that there is currently a 45 square foot sign; however, upon getting a permit he was told that only a 25 square foot sign is allowed. He stated that they would like to at the least get a variance for the size of the sign that is existing, adding that Elaine's Restaurant just down the street has a sign that is approximately 72 square feet.

Mr. Detulio stated that due to the speed limit on this road and the fact that the Hotel is set back from the road a 50 square foot sign would help with this situation. He stated that he would also like to have a pole cover which looks nice and hides the steel structure pole. He added that on this pole cover there would be an illuminated message center that measures approximately 3'x 2', to let potential customers know what specials there are. Mr. Detulio stated that this new sign would be in the same place as the existing sign which is 26' off the street, adding that the existing sign would be knocked down completely.

Chairman Borea questioned how the new sign compares with the present sign. Mr. Detulio stated that the new sign is 5

square feet larger. Chairman Borea stated that the sample sign that he has states "Suites from 39.99". Mr. Peter Patel stated that this additional message center is not for pricing purposes.

Mr. O'Connor stated that on the smaller sign pricing/rates and times are not allowed.

Chairman Borea questioned the reason for the variance. Mr. Detulio stated that the hardship is due to the set back of the building and the visibility is needed on the Berlin Turnpike.

Commissioner Bockstael stated that the building is set back about 150 feet.

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.

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**APPLICATION NO. 5832-2004 Frederick A. LaPointe** seeking a variance to park a commercial vehicle in a residential zone (renewal) at 225 Middletown Avenue, west side, C Residence Zone (Section 167-7).

Mr. & Mrs. Frederick LaPointe, 225 Middletown Avenue, Wethersfield, CT appeared before the Board seeking a variance to park a commercial vehicle in a residential zone. Mrs. LaPointe stated that it would be a hardship if the vehicle had to be parked elsewhere, adding that this is a new pick up.

Commissioner Bockstael questioned if the vehicle had a plow attached, and the hours of operation of his business. Mr. LaPointe stated that it does have a plow on it when the weather permits, adding that his hours of operation are during the day except when he has to plow at night. Mrs. LaPointe stated that the operation of the business is not run out of the home; it is done on the premises of the customer.

Chairman Borea questioned if this is the same vehicle that was granted the first variance and questioned if there is any lettering on the truck. Mrs. LaPointe stated that it is the same vehicle and there is no lettering on the vehicle.

Chairman Borea questioned the gross vehicle weight and questioned where the vehicle is parked. Mr. LaPointe stated that it is over 12,000 adding that it is parked in the rear of the yard. Mrs. LaPointe added that they are on Middletown Avenue (only 5 doors down from Route 3) which has many commercial vehicles.

Chairman Borea questioned if the gross vehicle weight limit will be changed in the new zoning regulations. Mr. O'Connor stated that he believes it will be going up to 10,000.

Chairman Borea questioned how his neighbors felt about this and asked if he is aware of any problems. Mr. LaPointe stated that a few of his neighbors are here tonight but he is not aware of any problems.

Chairman Borea questioned if there were any complaints. Mr. O'Connor stated that there have been no complaints.

There were no further questions or comments from the Board.

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

1. Mrs. Refca Hanna, 38-36 Alison Lane, Wethersfield, CT
2. Mr. Brian Malicki, 222 Middletown Ave., Wethersfield CT

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

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The public hearing was declared closed.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN MORRIS BOREA

Bruce Bockstael, Clerk

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC MEETING  
January 26, 2004**

The Wethersfield Zoning Board of Appeals held a public meeting on January 26, 2004 immediately following the public hearing in the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Morris R. Borea, Chairman  
Thomas J. Vaughan, Jr., Vice Chairman  
Bruce T. Bockstael  
D. Bruce Johnston, Alternate  
Gina P. DeAngelo, Alternate

**ABSENT:** Frank A. Falvo, Jr.  
Steven F. Clarke  
Craig S. Pinney, Alternate

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

**DECISIONS FROM PUBLIC HEARING**

**APPLICATION NO. 5831-2004 Peter Patel/Wethersfield Hospitality** seeking a variance to enlarge an existing detached sign at 1730 Berlin Turnpike, east side, Business No. 2 Zone (Section 167-136).

Upon motion made by Commissioner Bockstael, seconded by Commissioner Johnston and a poll of the Board it was unanimously voted that the above application **BE APPROVED** for one (1) 50 square foot sign, 15' high, with the following stipulations:

1. Sign is only to be lit during business hours or until 11:00PM, whichever is later.
2. There must be 64 square feet of landscaping around the sign.

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**APPLICATION NO. 5832-2004 Frederick A. LaPointe** seeking a variance to park a commercial vehicle in a residential zone (renewal) at 225 Middletown Avenue, west side, C Residence Zone (Section 167-7).

Upon motion made by Chairman Borea, seconded by Vice Chairman Vaughan, Jr. and a poll of the Board it was unanimously voted that the above application **BE APPROVED** for a period of three (3) years.

**APPROVAL OF MINUTES**

Upon motion made by Commissioner Johnston, seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that the minutes of [December 22, 2003](#) **BE APPROVED**.

**ADJOURNMENT**

The meeting was adjourned at 7:20 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN MORRIS BOREA

Bruce Bockstael, Clerk