

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING
May 24, 2004

The Wethersfield Zoning Board of Appeals held a public hearing on May 24, 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
Frank A. Falvo, Jr.
D. Bruce Johnston, Alternate
Bruce T. Bockstael, Clerk
Gina P. DeAngelo, Alternate

ABSENT: Steven F. Clarke
Craig S. Pinney, Alternate

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

Chairman Borea opened the meeting. Before the meeting started, the public was welcomed to speak regarding anything except specific cases in the past or on the night's agenda.

APPLICATION NO. 5849-2004 Ronald Gronback seeking a variance to park a camper larger than permitted at 299 Goff Road, west side, A-1 Residence Zone (Section 167-7)

Ronald Gronback, 299 Goff Road appeared before the Board requesting permission to park a camper larger than permitted. He presented a petition signed by 14 neighbors in support of this application. Mr. Gronback said the camper was parked intermittently for the purposes of cleaning, maintenance and restocking.

Chairman Borea requested clarification regarding the ordinance concerning the parking of a camper on private property. Mr. O'Connor indicated the camper was over 18' and could not be parked on the premise because it was viewed as overnight parking. In response to Chairman Borea's question, Mr. Gronback stated that he parks the camper on the property for the purpose of restocking it after returning from various outings. He says he usually parks it on the property one or two nights.

In response to Commissioner Falvo's question, Mr. Gronback indicated the camper measured 38.5' long. He further stated eight cars can park on the driveway along with this camper due to the length of the driveway.

Chairman Borea asked Mr. Gronback where it was stored when it was not parked on the premise. Mr. Gronback indicated it was parked in Rocky Hill when it was not in the driveway. He confirmed he pays property taxes on this vehicle in Wethersfield and not in Rocky Hill. He further stated he pays over \$3,000 a year in property taxes for this camper.

Commissioner Bockstael confirmed the camper was parked in the driveway and not on the lawn by the side of the house.

There were no further questions or comments from the Board.

The following individuals spoke in favor of this application:

Richard Brancifort, 290 Goff Road, appeared before the Board and stated the camper was parked between trips. He further stated he did not have any objections to the parking of the camper on the premises at 299 Goff Road.

The following individuals signed a petition in favor of this application.

Maria Giuliano, 309 Goff Road, Wethersfield, CT
Bernard Giuliano, 309 Goff Road, Wethersfield, CT
Alan R. Dornan, 310 Goff Road, Wethersfield, CT
Jean Greenough, 283 Goff Road, Wethersfield, CT
Bob Greenough, 283 Goff Road, Wethersfield, CT
Richard Brancifort, 290 Goff Road, Wethersfield, CT
Rosemary Brancifort, 290 Goff Road, Wethersfield, CT
Melquiade Maldonado, 291 Goff Road, Wethersfield, CT
John Russo, 115 Desmond Drive, Wethersfield, CT
William Dowd, 276 Goff Road, Wethersfield, CT
Noreen Dowd, 276 Goff Road, Wethersfield, CT
Carmen Dornan, 310 Goff Road, Wethersfield, CT
Ron Gronback, 299 Goff Road, Wethersfield, CT
Pat Gronback, 299 Goff Road, Wethersfield, CT

There was no one present who opposed this application.

APPLICATION NO. 5850-2004 Francis A. Amat seeking a variance to conduct a business in a residential zone at 71 Cider Brook Drive, north or northwest side, A-1 Residence Zone (Section 167-7)

Francis A. Amat, 71 Cider Brook Drive, appeared before the Board seeking a variance to conduct a business in a residential zone. He indicated he was an independent computer consultant and does not see clients at his residents because most of the work was done at the client's premises.

Commissioner Bockstael asked if there was a designated area for this business in his home. He indicated his office was located in his bedroom.

Chairperson Borea asked Mr. O'Connor why Mr. Amat was before the Board for a business variance as opposed to a home office variance. Mr. O'Connor indicated that it could have been handled either way. Mr. Amat confirmed there would be no clients visiting his home, no on-street parking, no signs advertising the business, or employees at this business.

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. 5851-2004 Mark F. Chandler seeking a variance to construct a garage a portion of which will be over the building line at 691 Wolcott Hill Road, west side, B Residence Zone (Section 167-7)

Mark F. Chandler, 691 Wolcott Hill Road, appeared before the Board requesting a variance to construct a garage over the building line. Mr. Chandler stated the original garage was torn down about 10 years ago. The proposed garage would match the original foot print.

Chairman Borea asked Mr. Chandler to explain his hardship. Mr. Chandler indicated his property was located on a corner lot which prevented the construction of a conforming garage in accordance with the Town's zoning regulations.

There were no further questions or comments from the Board.

There were no audience members who wished to speak in favor of or in opposition to this application.

APPLICATION NO. 5852-2004 Southside Partners LLC seeking a variance to erect a commercial accessory building in a residential zone at 82/84, 86 & Lot 16A Wolcott Hill Road, east side, B Residence & Business No. 2 Zones

(Section 167-9)

There was no one in attendance to present this application. Chairman Borea passed on this application until the end of the meeting in which the application could be heard when the individuals appeared.

APPLICATION NO. 5853-2004 Donald S. Putnam seeking a variance to park a commercial vehicle larger than permitted in a residential zone (renewal) at 590 Wolcott Hill Road, east side, A Residence Zone (Section 167-7)

Donald S. Putnam, 590 Wolcott Hill Road came before the Board requesting permission to park a commercial vehicle larger than permitted in a residential zone. Mr. Putnam explained this was a renewal. He further explained the only change was that his wife was ill and he needed to be home more often requiring him to park the vehicle on the premises.

Chairman Borea reviewed the stipulations that were previously granted as follows:

1. Advertising on the vehicle shall be covered.
2. Permission is limited only to the current vehicle and only to the applicant.
3. The vehicle shall be limited to current use only.

There were no further questions or comments from the Board.

The following individual submitted a letter in support of this application:

Larry E. Weidemeir, 143 Stillwold Drive, Wethersfield, CT

There were no audience members who wished to speak in opposition to this application.

APPLICATION NO. 5854-2004 Sebastian Raeli seeking a variance to erect a deck having less than the required rear yard at 106 Brookside Circle, west side, B Residence Zone (Section 167-76)

Sebastian Raeli, 106 Brookside Circle came before the Board requesting permission to erect a deck having less than the required rear yard. Mr. Raeli said the proposed deck would measure 14' x 14'.

Chairman Borea asked Mr. O'Connor how much this variance was for. Mr. O'Connor indicated it was for 8'.

There were no further questions or comments from the Board.

There were no audience members who wished to speak in favor of or in opposition to this application.

APPLICATION NO. 5855-2004 Paula Larsen seeking a variance to permit outdoor seating having less than the required parking spaces (renewal) 217 Main Street west side, Business No. 2 Zone (Section 167-126)

Paula Larsen of 271 Main Street came before the Board seeking a variance to permit outdoor seating having less than the required parking spaces at 217 Main Street.

Chairman Borea reviewed the stipulations granted in 2001 as follows:

1. There shall be no more than 12 table seats which shall occupy no more than the private area immediately in front of 217 Main Street.
2. There shall be a 36" walkway from the doorway to the town public right-of-way.
3. The seating shall be seasonal - April 1st - October 31st.

Commissioner Johnston confirmed Ms. Larsen was requesting a one-year variance because she was moving to a new

location.

Commissioner Falvo confirmed Ms. Larsen received permission for her business at her new location.

There were no further questions or comments from the Board.

There were no audience members who wished to speak in favor of or in opposition to this application.

APPLICATION NO. 5856-2004 Nancy Crandall McClelland seeking a variance to park an automobile trailer over 18' in length in the yard at 243 Olney Road, west side, A Residence Zone (Section 167-76)

Nancy Crandall and Russ McClelland came before the Board seeking a variance to park an automobile trailer over 18' in length in the yard at 243 Olney Road. The trailer is 27' and has been parked on the premises since 2001. Permission was requested and approved to widen the driveway in order to accommodate the trailer. Mr. McClelland explained that approximately 5' of the trailer extends in front of the house and remainder is parked beside the garage.

Mr. O'Connor confirmed a complaint was lodged regarding the parking of this trailer which was why the applicants came before the Board.

In response to Chairman Borea's question, Mr. McClelland indicated that the trailer had been in Wethersfield since 1995 and that he had obtained permission from the town to widen the driveway along the side of the garage. Mr. McClelland stated the driveway was 75' long to the road and the trailer takes up 25' along the side of the garage. He confirmed the trailer has been parked at this location since 2001.

Vice Chairman Vaughan asked if it was parked year long. Mr. McClelland confirmed the trailer was parked in the driveway all year.

Commissioner Falvo asked if the trailer had to be removed, where they would park it. Mr. McClelland stated it would have to be sold if their application were denied.

There were no further questions or comments from the Board.

There were no audience members who wished to speak in favor of or in opposition to this application.

APPLICATION NO. 5857-2004 Kathy Denisiewicz seeking a variance to permit 12 table seats having less than the required parking (renewal) at 285 Main Street, west side Business No. 2 Zone (Section 167-7)

Kathy Denisiewicz, 285 Main Street, appeared before the Board seeking a variance to permit 12 table seats having less than the required parking. Ms. Denisiewicz is the owner of the Spicy Green bean Deli.

Chairman Borea reviewed the stipulations granted in 2001 as follows:

1. Trash pickup will be clarified with the Town Health Inspector.
2. All stipulations set forth by the Central Connecticut Health District be adhered to.
3. There will be no outdoor seating during the month of December, January and February.
4. Seating will consist of four interior and eight exterior seats.
5. The issue of refuse will be dealt with by the Town Health Inspector.
6. Employees will park behind Hart Seed Company.

Mr. O'Connor confirmed no complaints have been lodged against this establishment.

Ms. Denisiewicz requested more than three years be granted on this variance.

There were no further questions or comments from the Board.

There were no audience members who wished to speak in favor of or in opposition to this application.

APPLICATION NO. 5858-2004 Lisa J. Enxuto seeking a variance 1) to park a camper larger than permitted and 2) to occupy the camper for two to three weeks twice a year at 46 Kimball Road, east side, A Residence Zone (Section 167-126)

Lisa J. Enxuto, 46 Kimball Road appeared before the Board seeking a variance 1) to park a camper larger than permitted and 2) to occupy the camper for two to three weeks twice a year at 46 Kimball Road. Ms. Enxuto referred to two letters of support for this variance. She further stated the camper was used by her parents and that her mother contracted Stage 3 Polio at the age of 4 which has left her with a permanent disability which includes progressively weakening leg muscles making it difficult to walk. Her parents travel to see her family and live in the camper during their visits. She provided photos of the mobile home, and the interior of her home which has stairs which are too difficult for her mother to navigate. The camper is handicapped accessible and is used by her parents only. Her parents try to visit twice a year and stay between two and three weeks at the most. The closest camp ground is located in Lebanon which is a 40 minute drive.

Chairman Borea confirmed the timeframe for parking the camper is between two to three weeks. He asked if there was any particular time of year when her parents visit. Ms. Enxuto indicated they try to visit at least twice a year; once in the spring and once in the fall. She hoped they could visit in July in order to attend a wedding.

Mr. O'Connor indicated a complaint was lodged with the parking and occupation of this mobile home.

Commissioner Falvo confirmed with Mr. O'Connor that the ordinance prohibits occupying a camper while parked. He also stated the camper was over 18'.

Ms. Enxuto said it was a 35' Winnebago which is parked in her driveway with a van parked in front of it and a car parked behind it.

Chairman Borea asked what the longest timeframe they stayed with her was. She indicated a visit following her daughter's birth in 2000 and they stayed a month following her birth. The last visit with her was two weeks ago and they stayed two weeks. She further indicated she has lived at this address since 2000. She mentioned a neighbor had called and spoke with Mr. O'Connor in favor of this application.

There were no further questions or comments from the Board.

There were no audience members who wished to speak in favor of or in opposition to this application.

APPLICATION NO. 5859-2004 Mark & Janice Cousino seeking a variance to erect a deck having less than the required rear yard at 149 Rutledge Road, north side, A-1 Residence Zone (Section 167-76)

Mark Cousino of 149 Rutledge Road came before the Board seeking a variance to erect a deck having less than the required rear yard at 149 Rutledge Road.

Mr. Cousino indicated a previous 9' x 10' and has been removed and he hoped to construct a 12' x 20' deck in its place.

Chairman Borea asked how much of a variance was requested. Mr. O'Connor indicated a 3' variance was being requested.

There were no further questions or comments from the Board.

There were no audience members who wished to speak in favor of or in opposition to this application.

APPLICATION NO. 5852-2004 Southside Partners LLC seeking a variance to erect a commercial accessory building in a residential zone at 82/84, 86 & Lot 16A Wolcott Hill Road, east side, B Residence & Business No. 2 Zones (Section 167-9)

Luis Ocasio, 36 Somerset Street, came before the Board on behalf of Southside Partners LLC seeking a variance to erect a commercial accessory building in a residential zone. He explained their previous variance had expired and that Southside Partners was seeking a new variance.

Chairman Borea confirmed there would be no storage of motor vehicles and equipment pertaining to the business would be stored in this building. He asked if these stipulations could be honored. Mr. Ocasio confirmed this. He also confirmed these were the identical plans submitted last time and that Southside Partners could not erect the building which resulted in postponing the start date and the variance had expired. He further stated that he had appeared before Planning and Zoning and had received their approval after making the modifications it had required.

Chairman Borea asked what the variance was for. Mr. O'Connor stated it was variance for a commercial accessory building in a residential zone.

Mr. Ocasio confirmed the accessory building was located in a residential zone and the hardship was that the zoning line went through the property.

Commissioner Falvo asked if this application had to go back to Planning and Zoning. Mr. O'Connor confirmed approval was given for the commercial building and not the accessory building and that Planning and Zoning wanted to see it just for a site plan. Commissioner Falvo stated Planning and Zoning did approve the prior plan without the accessory building. Mr. Ocasio confirmed a variance was granted but it had expired prior to erecting the building.

Commissioner Falvo was unclear as to why Planning and Zoning needed to see this application again. Mr. O'Connor indicated Planning and Zoning wanted to see this application for a site plan.

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 MORRIS BOREA

Bruce T. Bockstael, Clerk

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC MEETING
May 24, 2004**

The Wethersfield Zoning Board of Appeals held a public meeting, immediately following the public hearing, on May 24, 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
Frank A. Falvo, Jr.
D. Bruce Johnston, Alternate
Bruce T. Bockstael, Clerk
Gina P. DeAngelo, Alternate

ABSENT: Steven F. Clarke
Craig S. Pinney, Alternate

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

DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 5849-2004 Ronald Gronback seeking a variance to park a camper larger than permitted at 299 Goff Road, west side, A-1 Residence Zone (Section 167-7)

Upon motion made by Commissioner Falvo seconded by Commissioner Johnston and a poll of the Board it was unanimously voted that the above application BE APPROVED .

Chairman Borea wished to amend this motion and add for a term of five (5) years, seconded by Commissioner Vaughan and a poll of the Board it was unanimously voted that the above application BE AMENDED TO INCLUDE A TERM OF FIVE YEARS.

APPLICATION NO. 5850-2004 Francis A. Amat seeking a variance to conduct a business in a residential zone at 71 Cider Brook Drive, north or northwest side, A-1 Residence Zone (Section 167-7)

Upon motion made by Commissioner Bockstael seconded by Commissioner Chairman Borea and a poll of the Board it was unanimously voted that the above application BE APPROVE FOR TWO YEARS WITH THE FOLLOWING STIPULATIONS:

1. No signs advertising the business.
2. No on-street parking.
3. No customers on the premises.
4. No employees on the premises.

APPLICATION NO. 5851-2004 Mark F. Chandler seeking a variance to construct a garage a portion of which will be over the building line at 691 Wolcott Hill Road, west side, B Residence Zone (Section 167-7)

Upon motion made by Commissioner Falvo seconded by Chairman Borea and a poll of the Board it was unanimously voted that the above application BE APPROVED.

APPLICATION NO. 5852-2004 Southside Partners LLC seeking a variance to erect a commercial accessory building in a residential zone at 82/84, 86 & Lot 16A Wolcott Hill Road, east side, B Residence & Business No. 2 Zones (Section 167-9)

Upon motion made by Commissioner Falvo 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. No storage of motor vehicles.
2. Only supplies and miscellaneous equipment pertaining to the business shall be stored in the accessory building.

APPLICATION NO. 5853-2004 Donald S. Putnam seeking a variance to park a commercial vehicle larger than permitted in a residence zone (renewal) at 590 Wolcott Hill Road, east side, A Residence Zone (Section 167-7)

Upon motion made by Commissioner Bockstael seconded by Commissioner Vaughan and a poll of the Board it was unanimously voted that the above application BE APPROVED WITH THE FOLLOWING STIPULATIONS FOR A PERIOD OF FIVE YEARS:

1. Advertising on the vehicle shall be covered.
2. Permission is limited only to the current vehicle and only to the applicant.
3. The vehicle shall be limited to current use only.

APPLICATION NO. 5854-2004 Sebastian Raeli seeking a variance to erect a deck having less than the required rear yard at 106 Brookside Circle, west side, B Residence Zone (Section 167-76)

Upon motion made by Commissioner Falvo seconded by Chairman Borea and a poll of the Board it was unanimously voted that the above application BE APPROVED .

APPLICATION NO. 5855-2004 Paula Larsen seeking a variance to permit outdoor seating having less than the required parking spaces (renewal) 217 Main Street west side, Business No. 2 Zone (Section 167-126)

Upon motion made by Commissioner Bockstael seconded by Chairman Borea and a poll of the Board it was unanimously voted that the above application BE APPROVED WITH THE FOLLOWING STIPULATIONS FOR A PERIOD OF TWO YEARS FOR HER BUSINESS ONLY

1. There shall be no more than 12 table seats which shall occupy no more than the private area immediately in front of 217 Main Street.
2. There shall be a 36" walkway from the doorway to the town public right-of-way.
3. The seating shall be seasonal - April 1st - October 31st.

APPLICATION NO. 5856-2004 Nancy Crandall McClelland seeking a variance to park an automobile trailer over 18' in length in the yard at 243 Olney Road, west side, A Residence Zone (Section 167-76)

Upon motion made by Commissioner Bockstael seconded by Commissioner Falvo and a poll of the Board it was unanimously voted that the above application BE APPROVED FOR TWO YEARS.

APPLICATION NO. 5857-2004 Kathy Denisiewicz seeking a variance to permit 12 table seats having less than the required parking (renewal) at 285 Main Street, west side Business No. 2 Zone (Section 167-7)

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 WITH THE FOLLOWING STIPULATIONS FOR A PERIOD OF FIVE YEARS :

1. Trash pickup will be clarified with the Town Health Inspector.
2. All stipulations set forth by the Central Connecticut Health District be adhered to.
3. There will be no outdoor seating during the month of December, January and February.
4. Seating will consist of four interior and eight exterior seats.
5. Employees will park behind Hart Seed Company.

APPLICATION NO. 5858-2004 Lisa J. Enxuto seeking a variance 1) to park a camper larger than permitted and 2) to occupy the camper for two to three weeks twice a year at 46 Kimball Road, east side, A Residence Zone (Section 167-126)

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 PERIOD OF TWO YEARS WITH THE FOLLOWING STIPULATIONS:

1. TWO VISITS PER YEAR.
 2. NO MORE THAN 3 WEEKS PER VISIT.
 3. CAMPER USE IS LIMITED TO THE APPLICANT'S PARENTS.
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APPLICATION NO. 5859-2004 Mark & Janice Cousino seeking a variance to erect a deck having less than the required rear yard at 149 Rutledge Road, north side, A-1 Residence Zone (Section 167-76)

Upon motion made by Commissioner Bockstael seconded by Chairman Borea and a poll of the Board it was unanimously voted that the above application BE APPROVED .

APPROVAL OF MINUTES

Upon motion made by Chairman BOREA seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that [the minutes of April 19, 2004](#) BE APPROVED.

ADJOURNMENT

The meeting was adjourned at 7:55 P.M.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN MORRIS BOREA

Bruce T. Bockstael, Clerk