

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

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

**PRESENT:** Morris R. Borea, Chairman  
Bruce T. Bockstael, Clerk  
Frank A. Falvo, Jr.  
Gina P. DeAngelo, Alternate

**ABSENT:** Thomas J. Vaughan, Jr., Vice Chairman  
Steven F. Clarke  
Matt Cholewa  
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. There was no one present who wished to speak.

Chairman Borea explained that due to the fact that there are only four (4) Board members present all votes must be unanimous in order to be approved. If any applicant would like to wait to be heard until next month when there are more Board members present they may do so at no additional cost.

**APPLICATION NO. 5860-2004 Rana Automaster LLC** seeking a variance to display and rent vehicles and trailers (renewal) at 1652 Berlin Turnpike, east side, Business No. 2 Zone (§167-16).

Applicant elected to be heard next month.

**APPLICATION NO. 5869-2004 Olivia Jeffers** seeking a variance to park a tractor with trailer and store two (2) box trailers in the rear yard at 175 Elm Street, west side, A Residence Zone (§167-8).

Herbert Virgo, 175 Elm Street, Wethersfield, CT appeared before the Board seeking a variance to park a tractor with trailer and store two (2) box trailers in the rear yard. Mr. Virgo stated that this property is located in a flood plain zone and that this property has no garage.

Mr. Virgo stated that he would like to put back in place chicken coops which this property has already been zoned for. He stated that the trailers are needed to store the equipment such as lawn care equipment, hay, etc. He stated that because this is a flood plain zone, the DEP has approved trailers that could be removed in case of a flood.

Mr. Virgo also stated that he is requesting permission to park one (1) tractor with trailer that he brings home from work.

Chairman Borea questioned what type of operation he runs on the property. Mr. Virgo stated that he would like to start a chicken coop.

Commissioner Falvo, Jr. questioned if any repairs are done on the premises. Mr. Virgo stated that he does not make repairs on the premises.

Commissioner Bockstael questioned if two (2) trailers are needed. Mr. Virgo stated that two (2) trailers are needed because the gas powered equipment would be stored in one trailer and the hay would be stored in the other trailer.

Chairman Borea questioned if the trailers can be seen from the street. Mr. Virgo stated that he is in the process of erecting a fence adding that when this is completed the trailers will not be seen from the street.

Mr. Virgo entered into the record a petition from neighbors stating that they do not have a problem with this application.

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 member wished to speak in opposition to this application:

1. Lottie Johnson, 106 Bayberry Lane, Rocky Hill, CT. - stated that she owns the property adjacent to the applicant's property and is concerned about fuel leaking from the equipment and contaminating the soil.

**APPLICATION NO. 5870-2004 Marguerite Alpert** seeking a variance to erect a 35' x 3 1/2' removable banner (replaceable with other banners/artwork) at 186 Nott Street, north side C Residence Zone (§167-135).

Marguerite Alpert, 7 Morrison Avenue, Wethersfield, CT appeared before the Board on behalf of the Charles Wright School PTO seeking a variance to erect a removable banner that will be made of canvas which will be about 30' x 32" high and be attached to the building in front of the school by the lobby. She stated that the sign will say "Welcome to Charles Wright School the Pearl of Wethersfield" and will have small artwork of school buses, trees, oyster with pearl, and children who will be holding small banners with the word "welcome" in different languages. She stated that they would like to put this sign up about a week before school starts.

Chairman Borea questioned if the sign has been made yet and questioned if she has received permission from the school to put up this sign. Ms. Alpert stated that they hope to start on the sign August 4 and verified that she has spoken with Dr. Procter, the Superintendent of Schools and also with Mr. Welch the Principal of Charles Wright School and have received their permission.

Commissioner Bockstael questioned how long the sign will be erected and how the sign will be secured. Ms. Alpert stated that they would like the sign up until November and stated that she has spoken with Mr. McCarthy who heads the school maintenance department and he has offered his departments assistance in putting up the sign.

Chairman Borea questioned why the variance is needed. Mr. O'Connor stated that banners are not permitted.

Commissioner DeAngelo questioned how long they wish to use this sign. Ms. Alpert stated that if the sign stays in shape, which they hope it will, they would like to use the sign again next year.

There were no further questions or comments from the Board.

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

1. Ms. Patty Silva, 24 Hillcrest Avenue, Wethersfield, CT
2. Mr. Ron Debarge, 64 Robbins Drive, Wethersfield, CT

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

**APPLICATION NO. 5871-2004 Jeff and Lisa Krawczyk** seeking a variance to install a basement hatchway a portion of which will extend into the side yard at 90 Thornbush Road, east side, A-1 Residence Zone (§167-7).

Lisa Krawczyk, 90 Thornbush Road, Wethersfield, CT appeared before the Board seeking a variance to install a basement hatchway a portion of which will extend into the side yard. Ms. Krawczyk stated that there is no outside access to the basement and this is the least conspicuous place.

Chairman Borea questioned how much of a variance is needed. Ms. Krawczyk stated that it is 3' variance is needed.

There were no further questions or comments from the Board.

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

1. Mr. John O'Kerry, 74 Thornbush Road, Wethersfield, CT

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

**APPLICATION NO. 5872-2004 John Manolakis** seeking a special permit to sell alcoholic beverages (beer & wine) service bar only (renewal) at 1279 Silas Deane Highway, west side, P.D. Business Zone (Article 28).

John Manolakis, 36 Plantation Drive, South Windsor, CT appeared before the Board on behalf of Giovanni's Brick Oven Pizza, 1279 Silas Deane Highway Wethersfield, CT seeking a permit to sell alcoholic beverages. Mr. Manolakis stated that this is strictly a renewal and that there have not been any changes to the business.

Chairman Borea verified the previous stipulations and questioned if there were any problems with them. Mr. Manolakis stated that he does not have any problems with the previous stipulations.

Chairman Borea questioned if there have been any problems. Mr. O'Connor stated that there have not been any problems.

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. 5873-2004 Maciek Szymecki** seeking a variance to conduct a business in a residential zone at 31 Somerset Street, south side, A Residence Zone (§167-8).

Maciek Szymecki, 31 Somerset Street, Wethersfield, CT appeared before the Board seeking a variance to conduct a business in a residential zone. Mr. Szymecki stated that he would like to begin a shredding business out of his home. He stated that he would be picking up the material and shredding the material at his home. He would then put the shredded material in 30 pound bags and bring them to a paper recycling plant.

Chairman Borea questioned the size of the shredding machine. Mr. Szymecki stated that the shredder is no bigger than the podium that he is using.

Mr. Szymecki entered into the record his house plan, and stated that he plans on doing the shredding in the sunroom which is about 8' x 13'.

Chairman Borea confirmed that there would be no employees, no signs, and no one coming to the home. Mr. Szymecki stated that that was correct. He stated that he currently works fulltime and would only be doing this a few hours a day, probably 3:00 to 6:00 PM.

Commissioner Bockstael stated that assuming that this business goes well; he feels that there will be an awful lot of 30 pound bags. Mr. Szymecki stated that he feels he should only have about 2 bags per week.

Commissioner Falvo, Jr. questioned what he will be picking up the material in. Mr. Szymecki stated that he has a mini van.

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 member wished to speak in opposition to this application:

1. Mr. Ed Jaskowski for his mother Mrs. Prazner, 39 Somerset Street, Wethersfield, CT - voiced concern over a commercial business setting up shop in a residential zone. He stated they are also concerned over the noise of the shredder.

**APPLICATION NO. 5874-2004 James V. Brozowsky** seeking a variance to erect an approximately 48 sq. ft. banner for a 30-60 day period at 195 Silas Deane Highway, west side, Planned Development Office Zone (§167-136).

James V. Brozowsky, 101 Audubon Avenue, Newington, CT, appeared before the Board on behalf of Dutch Point Credit Union seeking a variance to erect a banner for a 30-60 day period. He stated that they wish to put this sign up to let people know that they are welcome to join Dutch Point.

Commissioner DeAngelo questioned if banners have ever been put up previously. Mr. Brozowsky stated that they have never put up banners on their property.

Chairman Borea questioned how long he wishes to use the banner. Mr. Brozowsky stated that they wish to use the banner for no more than 60 days. He also entered into the record a sketch of the banner which states "Banking made easy join today".

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.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN BOREA

Bruce T. Bockstael, Clerk

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

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

**PRESENT:** Morris R. Borea, Chairman  
Bruce T. Bockstael, Clerk  
Frank A. Falvo, Jr.  
Gina P. DeAngelo, Alternate

**ABSENT:** Thomas J. Vaughan, Jr., Vice Chairman  
Steven F. Clarke  
Matt Cholewa  
Craig S. Pinney, Alternate

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

**DECISIONS FROM PUBLIC HEARING**

**APPLICATION NO. 5860-2004 Rana Automaster LLC** seeking a variance to display and rent vehicles and trailers (renewal) at 1652 Berlin Turnpike, east side, Business No. 2 Zone (§167-16).

Applicant requested application be heard next Zoning Board of Appeals meeting.

**APPLICATION NO. 5869-2004 Olivia Jeffers** seeking a variance to park a tractor with trailer and store two (2) box trailers in the rear yard at 175 Elm Street, west side, A Residence Zone (§167-8).

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

1. Only two (2) box trailers are allowed.
2. Only one (1) tractor with trailer is allowed.

**APPLICATION NO. 5870-2004 Marguerite Alpert** seeking a variance to erect a 35' x 3 1/2' removable banner (replaceable with other banners/artwork) at 186 Nott Street, north side C Residence Zone (§167-135).

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

1. Banner can be displayed from August 1, 2004 to November 1, 2004.
2. Banner can be displayed from August 1, 2005 to November 1, 2005.

**APPLICATION NO. 5871-2004 Jeff and Lisa Krawczyk** seeking a variance to install a basement hatchway a portion of which will extend into the side yard at 90 Thornbush Road, east side, A-1 Residence Zone (§167-7).

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

**APPLICATION NO. 5872-2004 John Manoiakis** seeking a special permit to sell alcoholic beverages (beer & wine) service bar only (renewal) at 1279 Silas Deane Highway, west side, P.D. Business Zone (Article 28).

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** for a period of five (5) years with the following stipulations:

1. Sale of beer and wine will be with food only.
2. Service bar only.
3. Normal business hours will be 11:00 a.m. - 11:00 p.m.

**APPLICATION NO. 5873-2004 Maciek Szymecki** seeking a variance to conduct a business in a residential zone at 31 Somerset Street, south side, A Residence Zone (§167-8).

Upon motion made by Chairman Borea seconded by Commissioner DeAngelo, and a poll of the Board it was voted by a vote of 3-1 with Commissioner Falvo, Jr. opposed that the above application **BE DENIED**.

**APPLICATION NO. 5874-2004 James V. Brozowsky** seeking a variance to erect an approximately 48 sq. ft. banner for a 30-60 day period at 195 Silas Deane Highway, west side, Planned Development Office Zone (§167-136).

Upon motion made by Commissioner Bockstael seconded by Commissioner Falvo, Jr., and a poll of the Board it was unanimously voted that the above application **BE APPROVED** for a period of one (1) year with the following stipulation:

1. Sign may only have two colors.
2. Sign may only be displayed for a period of 60 days.

### **APPROVAL OF MINUTES**

Tabled.

### **ADJOURNMENT**

The meeting was adjourned at 8:30 PM.

**WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN BOREA**

Bruce T. Bockstael, Clerk