

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING
October 25, 2004

The Wethersfield Zoning Board of Appeals held a public hearing on October 25, 2004 at 7:00 PM in the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Vice Chairman
Bruce T. Bockstael, Clerk
Frank A. Falvo, Jr.
Gina P. DeAngelo, Alternate
Matt Cholewa, Alternate

ABSENT: Morris R. Borea, Chairman
Steven F. Clarke
Craig S. Pinney, Alternate

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

Vice Chairman Vaughan, Jr. 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.

APPLICATION NO. 5885-2004 Marilyn M. Gagliardi seeking a variance to park an automobile trailer in the rear/side yard at 111 Griswold Road, west side, A-1 Residence Zone. (§167-7).

Ms. Marilyn Gagliardi, 111 Griswold Road, Wethersfield, CT appeared before the Board seeking a variance to park an automobile trailer in the rear/side yard. Ms. Gagliardi stated that she has been parking this motor home in her driveway for several years. She stated that due to a site obstruction complaint she would like to get a variance to be able to park the motor home in the yard.

Vice Chairman Vaughan, Jr., questioned the size of the trailer. Ms. Gagliardi stated that it is 31 1/2'. Vice Chairman Vaughan, Jr. confirmed that the allowable size is 18'. Mr. O'Connor stated that this was correct. Vice Chairman Vaughan, Jr. questioned if Ms. Gagliardi had any other location in which to park the vehicle. Ms. Gagliardi stated that she does not.

Commissioner Cholewa questioned what the regulation is that the Board is being asked to make a variance on, questioning if it is the set back area. Mr. O'Connor stated that basically the applicant would like to park the vehicle in the rear or side yard and due to the fact that this vehicle is over 18' it is not allowed to be parked on the property.

Commissioner Falvo, Jr. questioned where she would prefer to park the vehicle; the rear or the side yard. Ms. Gagliardi stated that they do quite a bit of extensive traveling in the summer time and it would be easier to get the vehicle in and out of the back yard. In the winter when they do not do much traveling would like to park in the side yard.

Mr. O'Connor stated that there was a complaint that when the vehicle is in the driveway there is a site obstruction.

Commissioner Bockstael questioned if she has looked into possibly getting pavers which allows the grass to grow up threw them, adding that he feels if this application is approved he really feels that the vehicle should be parked behind the house to make sure that there is no visual obstruction. Ms. Gagliardi stated that she has not looked into the pavers.

Ms. Gagliardi read two letters she received in favor of this application from:

1. Mr. Tom Baldwin, 127 Griswold Road, Wethersfield, CT
2. Mrs. Carpinteri, 20 Country Club Road, Wethersfield, CT

Commissioner Bockstael stated for the record that a hand written note was received from Mr. Tom Lasher recommending approval for this and the next application.

Commissioner Cholewa questioned where on the lot she would think that the vehicle will be the most shielded from view. Ms. Gagliardi stated that probably in the corner. Commissioner Cholewa confirmed that she means the back left corner if you were standing on Griswold Road. Ms. Gagliardi stated that this was correct.

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. 5886-2004 Pastor Tom Vencuss for Wethersfield United Methodist Church seeking a variance to install two signs not on the identified property (on Maple Street-Rte. 3 & on Prospect Street-Rte. 287) at 150 Prospect Street, south side, A-1 Residence Zone (§167-136).

Mr. Billy Brown, 82 Feldspar Ridge, Glastonbury, CT appeared before the Board on behalf of Wethersfield United Methodist Church seeking a variance to install two signs. He stated that these signs will identify the location of the Church. He stated that in with the application form he submitted photographs of the exact location of where these signs would be going. He stated that one would be at the far end of Prospect Street near the Berlin Turnpike, just inside the Town line. The other sign would be located at Route 3 and Maple Street just before you get to Prospect Street on the right hand side.

Commissioner Vaughan, Jr. questioned if these locations are on state owned property and, if so, is there state approval. Mr. Brown confirmed that these locations are state right of way properties and that he does have approval from the state, adding that this took about six months to get approved.

Commissioner Vaughan, Jr. questioned if this is done by other Churches within the town. Mr. Brown stated that other Churches in this and the surrounding towns have these signs, adding that these Church signs are common in almost any town you go into.

Commissioner Cholewa questioned what other Churches in Wethersfield have off property signs. Both Mr. O'Connor and Mr. Brown stated that they were not sure. Mr. Brown stated that he knows that the United Methodist Church in Glastonbury has these signs and he knows that he has seen them in many other towns in the surrounding communities.

Commissioner Cholewa stated that this Church is on a pretty busy street and a state highway which should be pretty easy to find, therefore questioning the purpose of these signs. Mr. Brown stated that it is for directional purposes but also as a sort of advertisement to welcome people to visit their Church site.

Commissioner Cholewa stated that he seen a sign posted on the Church property regarding this application but questioned if there were any signs on the effected properties. Mr. O'Connor stated that no signs were posted on those properties as this is state property. Commissioner Cholewa stated that he feels that the property owners that are around these locations should be made aware of what is going on.

Commissioner Falvo, Jr. confirmed that these signs are going on state property not someone's private property. Mr. Brown stated that this was correct.

Commissioner Vaughan, Jr. questioned that the variance is because the signs are off property. Mr. O'Connor stated that this was correct.

Commissioner Bockstael stated for the record that there is a Church sign at the corner of Maple and Silas Deane Highway for the Community Church on Maple Street.

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. 5887-2004 Mark Krob seeking a variance to add on to an existing non-conforming accessory building at 294 Ridge Road, east side, A-1 Residence Zone (§167-114).

Mr. Mark Krob, 294 Ridge Road, Wethersfield, CT appeared before the Board seeking a variance to add on to an existing non-conforming accessory building. Mr. Krob stated that he would like to add 5' forward and 6' on the left of the existing garage. He stated that this addition will then be able to accommodate both his and his wife's vehicles. He stated that he cannot add to the rear or to the right due to the state boundary.

Commissioner Bockstael questioned if there will be enough turning radius to get into the new addition. Mr. Krob stated that the driveway is already wide enough.

Commissioner Cholewa questioned if the property is right up against the highway. Mr. Krob stated that this was correct.

Commissioner Falvo, Jr. questioned the non-conforming accessory building. Mr. O'Connor stated that it is non-conforming because accessory buildings have to be in the rear of the yard.

Commissioner Cholewa confirmed that there are no neighbors on the south side except for a steep hill down to the highway. Mr. Krob stated that this was correct.

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. 5888-2004 Andrea Autorino seeking a variance to erect an addition having less than the required side yard at 106 Nott Street, north side, Industrial Zone (§167-75).

Ms. Andrea Autorino, 106 Nott Street, Wethersfield, CT appeared before the Board seeking a variance to erect an addition having less than the required side yard. Ms. Autorino stated that they are looking to build on an addition to the reception area and waiting room at the existing veterinary hospital. She stated that this would be 8' wide and 26' long.

Commissioner Vaughan, Jr. asked Mr. O'Connor to elaborate on the plans. Mr. O'Connor stated that their plans are to go 8' in the side yard; adding that they are already where they are suppose to be for the set back, therefore they need an 8' variance to encroach into the side yard. He stated that Town of Wethersfield owns the property on that side.

Commissioner Bockstael confirmed that that is the present railroad right of way. Mr. O'Connor stated that that was correct.

Commissioner Falvo, Jr. questioned how far from the property line is the addition going to be. Mr. O'Connor stated that basically in the front they will be inches away from the property line. Commissioner Falvo, Jr. questioned how that side would be maintained without stepping into someone else's property. Ms. Autorino stated this is town owned which they are cutting now; they cut a good 10' to 15' beyond their property so that it will look good. She states that they have been doing this for as long as she has been there. Commissioner Falvo, Jr. stated that he is not against this application however, he is thinking what if. He would hate to see them get into trouble down the road.

Mr. O'Connor stated that Commissioner Falvo, Jr. brings up a good point because that whole side being so close to the lot line, if it was approved, the building code has a lot of regulations on fire rating and such because of it being so close to the lot line.

Commissioner Falvo, Jr. stated that he is not against this at all; however, if the Town changed ownership to this property then they would literally not be able to get into that side of their building.

Commissioner Cholewa questioned if thought was given to going on the other side of the building so that you would not be going into the set back. Ms. Autorino stated that they have thought about that but the area that they would like to add on is where the technicians and reception people sit, therefore it would not help a whole lot to add waiting area where clients sit. Commissioner Cholewa stated that it may help if the inside area was rearranged. Ms. Autorino stated that this was correct but then that would be another expense, having to move computers, etc.

Commissioner Falvo, Jr. questioned if this were to be approved where this application goes from here. Mr. O'Connor stated that it would have to go to Planning and Zoning. Commissioner Falvo, Jr. questioned if they would address the issue of the encroachment on the property line. Mr. O'Connor stated that Planning and Zoning would look at it also. Commissioner Cholewa stated that he feels that this Board would have already decided and there would not be much left for Planning and Zoning to address.

Commissioner Bockstael stated that he feels that at that point the Building Inspector would step in, mainly because if you go to a zero lot line the wall construction requires a two hour fire rating without openings. Mr. O'Connor stated that this was correct and a very good point.

Mr. O'Connor stated that getting back to the encroachment over the set back, P & Z would still look at these plans because it is an addition to a commercial building. Commissioner Cholewa stated that there would be a site plan application before P & Z no matter what was being constructed, but as far as the location of it that would not be their call any more. Mr. O'Connor stated that this was correct this Board would decide that.

Commissioner Falvo, Jr. stated that in reality this probably would never be a problem, however, you never say never, and he would hate to see it run into a problem five years from now.

Commissioner Cholewa questioned if the wetlands are on the west side of the property. Mr. O'Connor stated that the Engineering Department did research and their encroachment is not going to be in the wetlands.

Commissioner Falvo, Jr. questioned if she was aware that they may have to put up a two hour fire wall, and questioned what type of material the addition was going to be. Ms. Autorino stated that she was not aware of the fire wall and was hoping for it to be a wood frame addition.

There were no further questions or comments from the Board.

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

1. Mr. Cy Levine, 185 Robeth Lane, Wethersfield, CT

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

WETHERSFIELD ZONING BOARD OF APPEALS
VICE CHAIRMAN VAUGHAN, JR.

Bruce T. Bockstael, Clerk

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC MEETING
October 25, 2004**

The Wethersfield Zoning Board of Appeals held a public meeting, immediately following the public hearing, on October 25, 2004 at 7:00 PM in the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Vice Chairman
Bruce T. Bockstael, Clerk
Frank A. Falvo, Jr.
Gina P. DeAngelo, Alternate
Matt Cholewa, Alternate

ABSENT: Morris R. Borea, Chairman
Steven F. Clarke
Craig S. Pinney, Alternate

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

DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 5885-2004 Marilyn M. Gagliardi seeking a variance to park an automobile trailer in the rear/side yard at 111 Griswold Road, west side, A-1 Residence Zone. (§167-7).

Upon motion made by Commissioner Falvo, Jr., seconded by Commissioner Cholewa and a poll of the Board it was unanimously voted that the above application **BE APPROVED** for a period of two (2) years with the following stipulations:

1. Automobile trailer to be parked in rear or side yard furthest removed from the street.
2. When parked in driveway for loading and unloading, vehicle shall be parked so as not to create a site obstruction.

APPLICATION NO. 5886-2004 Pastor Tom Vencuss for Wethersfield United Methodist Church seeking a variance to install two signs not on the identified property (on Maple Street-Rte. 3 & on Prospect Street-Rte. 287) at 150 Prospect Street, south side, A-1 Residence Zone (§167-136).

A motion was made by Vice Chairman Vaughan, Jr., seconded by Commissioner Falvo, Jr., to approve this application, however, after a poll of the Board it was voted by a vote of 3-2, with Commissioner DeAngelo and Commissioner Cholewa opposed that the above application **BE DENIED** without prejudice.

APPLICATION NO. 5887-2004 Mark Krob seeking a variance to add on to an existing non-conforming accessory building at 294 Ridge Road, east side, A-1 Residence Zone (§167-114).

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** as presented.

APPLICATION NO. 5888-2004 Andrea Autorino seeking a variance to erect an addition having less than the required side yard at 106 Nott Street, north side, Industrial Zone (§167-75).

Upon motion made by Commissioner Falvo, Jr. seconded by Commissioner DeAngelo and a poll of the Board it was voted by a vote of 4-1, with Commissioner Cholewa opposed that the above application **BE APPROVED** with the following stipulation:

1. Planning and Zoning Commission approval is needed.

APPROVAL OF MINUTES

Upon motion made by Commissioner Falvo, Jr. seconded by Commissioner Cholewa and a poll of the Board it was

unanimously voted that [the minutes of September 27, 2004](#) **BE APPROVED** as amended (address correction for Application No. 5881-04).

ADJOURNMENT

The meeting was adjourned at 7:40 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
VICE CHAIRMAN VAUGHAN, JR.

Bruce T. Bockstael, Clerk