

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING
November 22, 2004

The Wethersfield Zoning Board of Appeals held a public hearing on November 22, 2004 at 7:00 PM in the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Vice Chairman
Frank A. Falvo, Jr.
Steven F. Clarke
Gina P. DeAngelo, Alternate
Matt Cholewa, Alternate

ABSENT: Morris R. Borea, Chairman
Bruce T. Bockstael, Clerk
Craig S. Pinney, Alternate

Also Present: Fred Valente, Assistant Building & Zoning Official
J. Claude Jean, Assistant 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. 5889-2004 Lisa Guidobono seeking a variance to park a commercial vehicle on the property larger than permitted at 268 Prospect Street, south side, A Residence Zone. (§167-71).

Mr. Fred Guidobono, 268 Prospect Street, Wethersfield, CT appeared before the Board seeking a variance to park a commercial vehicle larger than permitted at 268 Prospect Street. Mr. Guidobono stated that he was told by Mr. O'Connor, Chief Building and Zoning Official, that his vehicle was in violation of zoning regulations. He stated that this came about due to a complaint. Mr. Guidobono stated that he is a self employed plumbing contractor, he added that he has had this particular vehicle for about four years and there have never been any problems or complaints until now. He stated that he starts his work day around 6:45 AM and ends around 5:30 PM; six (6) days per week, adding that the vehicle is parked in the driveway all day on Sunday. He entered into the record pictures of the vehicle and where it is parked. Also entered into the record is a petition in which twelve (12) neighbors have signed in favor of this application.

Vice Chairman Vaughan, Jr. questioned the maximum gross weight that is allowed.

Mr. Valente stated that the maximum gross vehicle weight allowed is 10,000 lbs.

Vice Chairman Vaughan, Jr. questioned the gross weight of this vehicle. Mr. Guidobono stated that the gross vehicle weight is 10,500 lbs.

Commissioner Falvo, Jr. questioned if there is any writing on the vehicle. Mr. Guidobono stated that there is not.

Commissioner Cholewa questioned what comes off the front of the vehicle and if it is permanently mounted. Mr. Guidobono stated that this is a pipe rack that is used to hold 20' sections of pipe. He stated that this is permanently mounted.

Commissioner Clarke questioned if the vehicle could fit in the garage. Mr. Guidobono stated that it could not.

There were no further questions or comments from the Board.

The following audience members wished to speak in favor of this application: (these audience members also signed the petition)

1. Ms. Mary Hobart, 259 Prospect Street, Wethersfield, CT
2. Mr. Dave Cudmore, 267 Prospect Street, Wethersfield, CT

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

The following audience member had a question for the Board:

1. Mr. John Gulioso, 276 Prospect Street, Wethersfield, CT - questioned if in the Town ordinance it is permissible for trucks, trailers, boats, etc to be parked in the rear yard instead of the driveway?

Mr. Valente verified that he was questioning if boats, trucks, trailers, RV's etc. can be parked in the rear yard. He stated that they can be up to a certain size. He stated that 18' boats, trailers, trucks, campers etc. and also any commercial vehicle up to 10,000 lbs. can be parked in the rear yard. He stated that it is the feeling of the Town of Wethersfield that for these vehicles it is best to be hidden behind the house than to be in the front and take away from the attraction of the community and that is why it is allowed.

APPLICATION NO. 5890-2004 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.

Mr. Brown stated that he was here last month for this variance, however, it was denied. He again respectfully requests that this application be approved.

Vice Chairman Vaughan, Jr. stated that last month there was some confusion as to whether or not the abutters to where these signs will be installed were made aware of this application. Mr. Valente stated that any neighbors within a 300' radius of the proposed signs were notified of 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 or in opposition to this application.

APPLICATION NO. 5891-2004 Leonard M. Treglia seeking a variance 1) to amend a previous approval (to erect a garage having less than the required side yard) and 2) to enlarge a garage which will exceed the permitted square footage (850 sq. ft.) at 31 Collier Road, west side, A-1 Residence Zone. (§167-7 & 167-104).

Mr. Leonard M. Treglia, 31 Collier Road, Wethersfield, CT appeared before the Board seeking a variance to amend a previous approval and to enlarge a garage at 31 Collier Road. Mr. Treglia passed around plans for the Board members to see. He stated that he wishes to add on to the sunroom, adding that there is dead space around the pool area. He stated that to make it look more uniform he would like to add onto the garage also.

Commissioner Cholewa questioned the regulation regarding the garage size. Mr. Valente stated that by virtue of a variance that was granted a long time ago this is a non-conforming garage. Mr. Valente stated that garages are allowed to be no more that 850 square feet. Commissioner Cholewa stated that in the plans it is hard to tell where the garage ends and the sunroom begins. He questioned if the garage will continue on further in the back. Mr. Treglia stated that it would.

Mr. Valente stated that this property was approved for a previous variance that was presented, now that this is larger than what was previously presented it needs to be looked at again by the Board to see if this is something the Board wishes to approve.

Commissioner Clarke questioned the double doors in the back of the garage. Mr. Treglia stated that the double doors will remain, it will just be pushed back and the sunroom will be longer which will be wrapped around the pool.

Vice Chairman Vaughan, Jr. questioned if the neighbor on the affected side is aware of this application. Mr. Treglia stated that he was and he is fine 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 or in opposition to this application.

WETHERSFIELD ZONING BOARD OF APPEALS
VICE CHAIRMAN VAUGHAN, JR.

Steven F. Clarke, Clerk Pro Tem

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC MEETING
November 22, 2004

The Wethersfield Zoning Board of Appeals held a public meeting, immediately following the public hearing, on November 22, 2004 at 7:00 PM in the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Vice Chairman
Frank A. Falvo, Jr.
Steven F. Clarke
Gina P. DeAngelo, Alternate
Matt Cholewa, Alternate

ABSENT: Morris R. Borea, Chairman
Bruce T. Bockstael, Clerk
Craig S. Pinney, Alternate

Also Present: Fred Valente, Assistant Building & Zoning Official
J. Claude Jean, Assistant Building & Zoning Official

DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 5889-2004 Lisa Guidobono seeking a variance to park a commercial vehicle on the property larger than permitted at 268 Prospect Street, south side, A Residence Zone. (§167-71).

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 three (3) years with the following stipulation:

1. There is to be no markings on the vehicle.

APPLICATION NO. 5890-2004 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).

Upon motion made by Commissioner Clarke, seconded by Commissioner Falvo, Jr., 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** as presented.

APPLICATION NO. 5891-2004 Leonard M. Treglia seeking a variance 1) to amend a previous approval (to erect a garage having less than the required side yard) and 2) to enlarge a garage which will exceed the permitted square footage (850 sq. ft.) at 31 Collier Road, west side, A-1 Residence Zone. (§167-7 & 167-104).

Upon motion made by Commissioner Falvo, Jr., seconded by Vice Chairman Vaughan, Jr., 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** as presented.

APPROVAL OF MINUTES

Upon motion made by Commissioner Falvo, Jr. seconded by Vice Chairman Vaughan, Jr., and a poll of the Board it was unanimously voted that [the minutes of October 25, 2004](#) **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:30 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
VICE CHAIRMAN VAUGHAN, JR.

Steven F. Clarke, Clerk Pro Tem