

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING
October 27, 2003

The Wethersfield Zoning Board of Appeals held a public hearing on October 27, 2003 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
Frank A. Falvo, Jr.
Steven F. Clarke
Craig S. Pinney, Alternate
D. Bruce Johnston, Alternate
Gina P. DeAngelo, 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.

Commissioner Bockstael read the legal notice into the record.

APPLICATION NO. 5813-2003 Frederick R. Olsson seeking a special exception to operate a residential office (renewal) at 3 Robbins Drive, south side, A Residence Zone. (Section 167-172.g)

Frederick R. Olsson, 237 Wolcott Hill Road, Wethersfield, CT appeared before the Board seeking special exception to operate a residential office. Mr. Olsson stated that this is strictly a renewal and there have not been any changes to his business.

Chairman Borea verified that there have been previous stipulations. Mr. Olsson stated that there has and the stipulations are fine with him.

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. 5814-2003 Erdogan Yildiz seeking a variance to permit the sale of beer and wine (renewal) at 68-70 Wolcott Hill Road, east side, Business No. 2 Zone. (Article 28)

Mr. Erdogan Yildiz, 68-70 Wolcott Hill Road, Wethersfield, CT appeared before the Board seeking a variance to permit the sale of beer and wine at 68-70 Wolcott Hill Road. Mr. Yildiz stated that this is strictly a renewal, adding that the only change may be the hours, as they are thinking of opening for breakfast.

Chairman Borea questioned if there have been any problems. Mr. O'Connor stated that there have not been any problems and the previous application was approved for a period of one (1) year.

Mr. Yildiz stated that he is requesting that this application be approved for a period of five (5) years.

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. 5815-2003 Associated Events, LLC seeking a variance to conduct a seasonal business in a residential zone (renewal) on property known as Goodwin Park, A Residence Zone. (Article 4)

Mr. O'Connor, 505 Silas Deane Highway, Wethersfield, CT appeared before the Board on behalf of Associated Events, LLC, due to the fact that no one from Associated Events was present, seeking a variance to conduct a seasonal business in a residential zone on property known as Goodwin Park. Mr. O'Connor stated that this is a yearly event and there have not been any issues or complaints with this application in the past.

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. 5816-2003 Jamie Angeloni seeking a variance to conduct a retail business from a vehicle/roadside stand without a principal building at 1881 Berlin Turnpike, east side, Business No. 2 Zone. (Article 18, Section 167-71.39)

Jamie Angeloni, 47B Brooklyn Drive, Rocky Hill, CT appeared before the Board seeking variance to conduct a retail business from a vehicle/roadside stand at 1881 Berlin Turnpike. Ms. Angeloni stated that her intent is to sell fresh flowers Thursday through Sunday. She stated that she would be selling this out of buckets working out of a van. She stated that she thinks there is a need for this and if the business does pick up then at that time she would like to put up an 8'x10' stationary stand.

Chairman Borea questioned if she has ever done any business at this location in the past. Ms. Angeloni stated that she has not. Chairman Borea questioned if this will be permanent or if this is temporary until a permanent home for her business can be found. Ms. Angeloni stated that she is not looking for a permanent home, she stated that first she would like to try this business out and see if it is lucrative or not. She stated that she should know within a few months if the business will work out. She added that this is a seasonal business, starting now and going through Christmas and then starting again around February 14 and going until June.

Commissioner Bockstael stated that in the past there was a stand on this property however there were problems with uncontrolled parking that caused a traffic problem. He questioned if she has any plans to deal with the traffic problems that may arise. Ms. Angeloni stated that she would put a sign up to enter on Arrow Road only and exit on Berlin Turnpike. However, she added that she is open to any suggestions that the Board may have.

Chairman Borea questioned if there are any regulations regarding this type of application. Mr. O'Connor stated that basically this is not allowed, however, in the past it has been approved, as with Bob's Fruit Stand, adding that the Board may want to get the State or the Town Police involved with directional signage etc.

Chairman Borea questioned if she has an agreement with the owners of the property and if she has insurance. Ms. Angeloni stated that she has an agreement with the property owners, adding that they are here tonight. She stated that she will be getting insurance providing this application is approved.

Chairman Borea stated that the possible traffic and parking problems must be addressed. Ms. Angeloni questioned if they had any suggestions. Chairman Borea stated that usually the applicant comes before the Board with a plan, adding that these types of decisions cannot be made by the Board.

Mr. O'Connor stated that this may have to go before Planning and Zoning also.

Commissioner Bockstael questioned if this site has a set back limit. Mr. O'Connor stated that it basically is not

allowed, so there are not any set back limits, adding that he would suggest that it be as far back as possible.

Chairman Borea questioned if there is a site plan. Ms. Angeloni stated that there is not; however, she can quickly draw one out. She stated that it is a corner lot, and she would like to be back in the corner, so that there will be plenty of room for parking.

Commissioner Vaughan, Jr. questioned if there is curbing. Ms. Angeloni stated that there is.

Commissioner DeAngelo questioned the hours of operation, adding that as it gets dark earlier she would be more concerned with people being able to see the traffic control signs in the dark. Ms. Angeloni stated that the hours would be from 10:00AM to 7:00PM, however, in the winter it would only be until dusk, adding that she will have a generator for lighting.

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.

There being no further business the Public Hearing was declared closed.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN MORRIS BOREA

Bruce Bockstael,
Clerk

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

DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 5813-2003 Frederick R. Olsson seeking a special exception to operate a residential office (renewal) at 3 Robbins Drive, south side, A Residence Zone. (Section 167-172.g)

Upon motion made by Commissioner Falvo, Jr., seconded by Commissioner Clarke 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 (5) years:

1. There will be no more than one employee in addition to the owner.

2. There will be no signage.
3. There will be no on-street parking.

APPLICATION NO. 5814-2003 Erdogan Yildiz seeking a variance to permit the sale of beer and wine (renewal) at 68-70 Wolcott Hill Road, east side, Business No. 2 Zone. (Article 28)

Upon motion made by Commissioner Falvo, Jr. seconded by Commissioner Clarke and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted for a period of five (5) years.

APPLICATION NO. 5815-2003 Associated Events, LLC seeking a variance to conduct a seasonal business in a residential zone (renewal) on property known as Goodwin Park, A Residence Zone. (Article 4)

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 (2) years with the following stipulations:

1. Barriers will be maintained on Jordan Lane and Goodwin Park Road to prevent the flow of traffic.
2. Security staff will monitor those locations to prevent traffic going into the park, including pedestrian traffic.
3. Wethersfield Police will be provided with a telephone number for resident complaints.
4. Wethersfield Police will review and monitor traffic.
5. A satisfactory engineering report on the lighting structures will be submitted to the Building Department.
6. A \$2,000,000 insurance policy will be maintained for the Town of Wethersfield.
7. A hold harmless letter will be filed.

APPLICATION NO. 5816-2003 Jamie Angeloni seeking a variance to conduct a retail business from a vehicle/roadside stand without a principal building at 1881 Berlin Turnpike, east side, Business No. 2 Zone. (Article 18, Section 167-71.39)

Upon motion made by Chairman Borea seconded by Commissioner Falvo, Jr., and a poll of the Board it was unanimously voted that the above application **BE DENIED** without prejudice.

APPROVAL OF MINUTES

Upon motion made by Commissioner Falvo, Jr., seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that the minutes of September 22, 2003 **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:30 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN MORRIS BOREA

Bruce Bockstael,
Clerk