

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**September 22, 2014**

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The Wethersfield Zoning Board of Appeals held a public hearing on September 22, 2014 at 7:00 PM at Town Hall, Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Daniel Logan, Vice Chairman  
Morris Borea  
Eugene Ziurys, Jr  
Basia Dellaripa  
David Gustafson, Alternate, Clerk  
Michael Vieira, Alternate

**ABSENT:** Robert Cobb, Alternate

**Also Present:** Monica Holloway – Zoning Enforcement Officer

Chairman Vaughan, Jr. opened the meeting at 7:00PM. He explained the procedures of the meeting and hearing. He asked if there was anyone present who wished to speak on anything other than what is on the night's Agenda. There was no one from the audience who wished to speak.

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**Application No. 6142-14 Tracy Becker, National Sign Corp** 2 variances (1) seeking a variance to install two wall signs in total of 179.2 sq. feet which exceeds the maximum allowed of 125 sq. feet (2) seeking a variance for one monument sign of 60.8 sq. feet where 50 sq. feet is the maximum allowed. 1290 Silas Deane Highway, RC Zone, (§6.3.F.2 and 6.3.F.4)

Attorney Bob Martin, Updike, Kelly & Spellacy, 100 Pearl Street, Hartford, CT and Tracy Becker, National Sign Corporation, 780 Four Rod Road, Berlin, CT appeared before the Board seeking two variances, both signs exceeding the maximum allowed at 1290 Silas Deane Highway, Wethersfield, CT.

Attorney Martin stated that this is a multiple tenant building, however about 50% of the building is occupied by Hartford Healthcare. He stated that the lobby is in the rear of the building and they need to identify all the tenants that make up the building. He stated that they have been working for quite some time with Fred Valente, Denise Bradley and Town Staff and this is the best option that all have come up with.

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Ms. Tracy Becker stated for the record that all requirements have been met; the sign was placed on the property and the required letters were mailed. Ms. Becker stated that the Design & Review Board voted favorably on this project. She stated that they would like to place two signs, one North facing and one South facing each sign is 89.6 square feet which is below regulation. She stated that the Monument sign is 60.1 square feet.

Ms. Becker stated that the hardship is the safety. The building is located on the Silas Deane Highway which is a four lane road. Documents submitted for the Boards review included the Silas Deane Design Guideline and a Calculator which determines sign size which can be safely visible at certain rates of speed. She added that they are not requesting the biggest; however, they do need to go over what is allowed for safety reasons.

Chairman Vaughan, Jr. questioned that even though the building is pretty much square and it is a large building it still has a maximum of 125 square feet. Attorney Martin stated that historically there was no cap however with the new regulations there is now a maximum of 125 square feet.

Chairman Vaughan, Jr. questioned if the hardship is the size of the building or safety. Attorney Martin stated that the hardship is really two-fold. He stated that the building really was not meant for multiple tenants, it used to be the old Society for Savings data center, however because the building is so large there are now multiple tenants and you need to see the buildings signage safely.

Chairman Vaughan, Jr. questioned if the sign will be illuminated. Ms. Becker stated that both signs will be internally illuminated.

Commissioner Gustafson questioned if the monument sign variance is only for the square footage or if it is for the height also. Ms. Holloway stated that the variance is only for the square footage.

Commissioner Gustafson questioned the size of the building. Ms. Becker stated 184 square feet frontage and the side is 122 square feet.

Chairman Vaughan, Jr. confirmed that the building signs will be on the side and only the monument sign will be in the front. Attorney Martin 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.

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**Application No. 6143-14 Manuel and Joanne Pine**, seeking a variance to construct a carport 2.5 feet from the side property line, where 5 feet is required. 483 Nott Street, B Zone (§3.7)

Joanne Pine, 483 Nott Street, Wethersfield, CT and Paul Lombardo, Builder, appeared before the Board seeking a variance to construct a carport 2.5 feet from the side property line. Mrs. Pine stated that she has developed a heart condition about a year and a half ago. She entered into the record a letter from her doctor stating that she needs to minimize strenuous activities.

Mrs. Pine stated that with last winter's snowstorms she was pretty much homebound until her neighbor was able to come over and shovel her out or until her husband came home from work, she stated that she was not even able to open her doors, adding that this really does have her nervous.

Chairman Vaughan, Jr. questioned if the carport will be the same footprint as the driveway; and questioned if the driveway is non-conforming. Mr. Lombardo stated that the carport would be, however he does not think the driveway is non-conforming, however it is very close.

Mrs. Pine stated that she does have a letter from her neighbor that is directly affected by the carport stating that he is in favor of this application. She presented the letter to the Board. Chairman Vaughan, Jr. confirmed that it was the letter/envelope that was sent and the neighbor's signature is confirming he is in favor of this application.

Chairman Vaughan, Jr. confirmed that this will only be a carport and not an enclosed structure. Mr. Lombardo stated that this is correct.

Commissioner Gustafson questioned if the carport needs to be this width. Mr. Lombardo stated that it does; adding that they need the full width in order to park cars and be able to open the door.

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.

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**Application No. 6144-14 Michael Tyre**, seeking a variance for a wall sign of 99.75 sq. ft. where 58 sq. ft. is the maximum allowed. 1275 Silas Deane Highway, RC Zone (§6.3.F.3)

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Michael Tyre, Architect, 77 Willow Street, New Haven, CT, appeared before the Board on behalf of his client Romp and Roll seeking a variance for a wall sign over the maximum allowed square footage. Mr. Tyre stated that two local teachers are opening up a Romp and Roll Franchise at 1275 Silas Deane Highway. He stated that the location is in the old Wooden Toy location.

Mr. Tyre stated that this is a 100 sq. foot sign with channel lettering and is internally illuminated. He stated that this sign is over only because the monument sign in the front of the property is considered in the square footage. He stated that 2 sq. feet per linear foot of store front is allowed; he stated this store front is 58 sq. feet; allowing 116 square feet; their sign is 100 sq. feet. He stated there is an existing precedent.

Mr. Tyre stated that the sign will be tastefully done; he stated that they are requesting that the front Goff Brook Plaza sign not be counted toward the signage.

Chairman Vaughan, Jr. stated that they have had many applications for this property and have asked the landlord to address this issue.

Commissioner Gustafson questioned if the size of this sign is mandated by the Franchise. Mr. Tyre stated that it is not; only the design is from the Franchise.

Commissioner Borea questioned if the sign would be lit. Mr. Tyre stated that it is internally illuminated.

Vice Chairman Logan, questioned if the landlord is planning to take down the Goff Brook Plaza sign. Mr. Tyre stated that he cannot attest to what the landlord's plans are.

Vice Chairman Logan questioned how it went before the Design and Review Committee. Ms. Holloway stated that it was turned down only because of the size of the sign.

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.

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WETHERSFIELD ZONING BOARD OF APPEALS  
Chairman Vaughan, Jr.

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Commissioner Gustafson, Clerk

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The Wethersfield Zoning Board of Appeals held a public meeting on September 22, 2014 at 7:00 PM at Town Hall, Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Daniel Logan, Vice Chairman  
Morris Borea  
Eugene Ziurys, Jr  
Basia Dellaripa  
David Gustafson, Alternate, Clerk  
Michael Vieira, Alternate

**ABSENT:** Robert Cobb, Alternate

**Also Present:** Monica Holloway – Zoning Enforcement Officer

**DECISIONS FROM PUBLIC HEARING**

**Voting Members: Chairman Vaughan, Jr., Commissioner Ziurys, Jr., Commissioner Gustafson, Commissioner Vieira, and Commissioner Dellaripa. Vice Chairman Logan and Commissioner Borea recused themselves from voting.**

**Application No. 6142-14 Tracy Becker, National Sign Corp** 2 variances (1) seeking a variance to install two wall signs in total of 179.2 sq. feet which exceeds the maximum allowed of 125 sq. feet (2) seeking a variance for one monument sign of 60.8 sq. feet where 50 sq. feet is the maximum allowed. 1290 Silas Deane Highway, RC Zone, (§6.3.F.2 and 6.3.F.4)

Upon motion made by Commissioner Vieira, seconded by Commissioner Dellaripa and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as presented.

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**Voting Members: Chairman Vaughan, Jr., Vice Chairman Logan, Commissioner Borea, Commissioner Ziurys, Jr., and Commissioner Gustafson.**

**Application No. 6143-14 Manuel and Joanne Pine**, seeking a variance to construct a carport 2.5 feet from the side property line, where 5 feet is required. 483 Nott Street, B Zone (§3.7)

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

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**Voting Members: Chairman Vaughan, Jr., Vice Chairman Logan, Commissioner Borea, Commissioner Ziurys, Jr., and Commissioner Vieira.**

**Application No. 6144-14 Michael Tyre**, seeking a variance for a wall sign of 99.75 sq. ft. where 58 sq. ft. is the maximum allowed. 1275 Silas Deane Highway, RC Zone (§6.3.F.3)

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

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**APPROVAL OF MINUTES**

Upon motion made by Commissioner Gustafson seconded by Commissioner Borea and a poll of the Board it was unanimously voted that the Minutes of June 23, 2014 **BE APPROVED**.

Upon motion made by Commissioner Vieira seconded by Vice Chairman Logan and a poll of the Board it was unanimously voted that the Minutes of July 28, 2014 **BE APPROVED**.

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**ADJOURNMENT**

The meeting was adjourned at 7:35 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN VAUGHAN, JR.

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Commissioner Gustafson, Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

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Commissioner Gustafson, Clerk