

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

December 22, 2014

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

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

ABSENT: Daniel Logan, Vice Chairman
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, adding that five Board Members will be voting and 4 affirmative votes would be needed for the variance to be approved. 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.

Application No. 6146-14, requesting a variance for an expansion of a legal non-conforming use for a commercial accessory building used for related business purposes on the residential portion of a split-zoned parcel. Southside Partners LLC, John Carbone, Applicant, Zone GB/BA (§3.5.1)

Attorney Matthew Ranelli, Shipman & Goodwin, 1 Constitution Plaza, Hartford, CT, and Mr. John Carbone, 184 Highland Street, Wethersfield, CT appeared before the Board seeking a variance for an expansion of a legal non-conforming use for a commercial accessory building. Attorney Ranelli explained that they were before this Board last November and the application was denied. He stated that it is now pending in Court, however, he spoke with the Town Attorney and because changes were made to the application they were told they can come back to present it to the Board.

Attorney Ranelli distributed additional material for the record and to the Board regarding the structure and height of the building, aerial photos, additional commercial structures in the area, etc.

Attorney Ranelli stated that the hardship of this application is the fact that it is a split zone site. He stated part is in a residential zone, a small little square in the back of the property. He stated that everything else is in compliance.

Attorney Ranelli stated that the changes to this application from last year are as follows:

1. One bay door has been removed.
2. Lighting has been lowered, below the privacy fence.
3. Installed a timer light that cannot be left on.
4. Delivery hours have changed.

Attorney Ranelli stated that there have not been any complaints since the changes have been made. He stated that this is a unique application as the structure is already built, which he stated can be a good thing or a bad thing.

Chairman Vaughan, Jr. questioned if the structure is in use. Attorney Ranelli stated that it is being used for storage. Chairman Vaughan, Jr. explained that when this was approved before it was only approved for tenant's use of storage. Attorney Ranelli agreed that this was correct.

Chairman Vaughan, Jr. questioned if any complaints. Mr. Carbone stated that he has sent out letters to all neighbors, the letter included his cell phone number, and he has not received any calls or complaints. He stated that the biggest complaint last November was the lighting. He stated that this has been addressed and taken care of.

Commissioner Borea confirmed that the sign was posted. Mr. Carbone stated that it was. Commissioner Borea confirmed that the hardship is the split zone property. Attorney Ranelli stated that this was correct.

Commissioner Gustafson questioned if they anticipate any additional traffic. Attorney Ranelli stated that he does not anticipate any additional traffic as this is for storage for Tenants for things that they do not use every day.

Commissioner Borea questioned Zoning Enforcement Officer, Monica Holloway if she received any complaints. Ms. Holloway stated that she has not received any complaints since July when she started in this position.

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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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Chairman Vaughan, Jr.

Commissioner Gustafson, Clerk

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Also Present: Monica Holloway – Zoning Enforcement Officer

DECISIONS FROM PUBLIC HEARING

Voting Members: Chairman Vaughan, Jr., Commissioner Borea Commissioner Ziurys, Jr., and Commissioner Dellaripa, Commissioner Gustafson.

Application No. 6146-14, requesting a variance for an expansion of a legal non-conforming use for a commercial accessory building used for related business purposes on the residential portion of a split-zoned parcel. Southside Partners LLC, John Carbone, Applicant, Zone GB/BA (§3.5.1)

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

1. Standard Office Hours of Monday to Friday 7:00AM to 6:00PM.
2. Building is for Tenants storage only.

During the Board’s discussion, audience member Jim Scott, 11 Livingston Street, commented that this property has not had an impact on him or his home whatsoever.

APPROVAL OF MINUTES

Upon motion made by Commissioner Borea seconded by Commissioner Dellaripa and a poll of the Board it was unanimously voted that the Minutes of November 24, 2014 **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:25 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN VAUGHAN, JR.

Commissioner Gustafson, Clerk

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

Commissioner Gustafson, Clerk