

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

June 22, 2015

The Wethersfield Zoning Board of Appeals held a public hearing on June 22, 2015 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
Basia Dellaripa
Eugene Ziurys, Jr
David Gustafson, Alternate, Clerk

ABSENT: Morris Borea
Michael Vieira, Alternate
Robert Cobb, Alternate

Also Present: Steve Lattarulo, Chief Building and Zoning Officer
Fred Valente, Assistant Building Officer

Chairman Vaughan, Jr. opened the meeting at 7:00PM. He explained the procedures of the meeting and hearing, adding that there are five voting Members and there needs to be four affirmative votes for an application 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. 6156-15, 6 Avalon Place, requesting a side yard setback of 2.8 feet where 3 feet is required to build a detached garage. Richard Garofalo, Applicant, Zone B (§3.6.A.5)

Mr. Richard Garofalo, 6 Avalon Place, Wethersfield, CT appeared before the Board requesting a side yard setback variance.

Mr. Garofalo stated that he is installing a new garage on the existing foundation, however, the setback is 2'6" as opposed to the 3' needed. He stated that this new garage will be an improvement over the old garage.

Chairman Vaughan, Jr. confirmed that this is just a replacement and that the same footprint is being used. Mr. Garofalo stated that this was correct.

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Chairman Vaughan, Jr. questioned if he spoke to his neighbor that is most affected by this. Mr. Garofalo stated that he did and this neighbor is here tonight.

There were no further questions or comments from the Board.

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

1. Mr. Scott Wands, 4 Avalon Place, Wethersfield, CT – he stated that he is very much in favor of this application; stating that it will be a nice improvement to the property adding that this variance would not affect his property whatsoever.

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

Application No. 6157-15, 188 Broad Street, appealing the decision of the Zoning Enforcement Officer. Allan Wong, Applicant, Zone A/AG (§3.2 & 4.1)

This Applicant withdrew his application. Commissioner Gustafson read a letter from the Applicant dated June 17, 2015. In this letter it stated his intent to obtain legal counsel and his intentions to re-file the appeal.

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Chairman Vaughan, Jr.

Commissioner Gustafson, Clerk

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Also Present: Steve Lattarulo, Chief Building and Zoning Officer
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DECISIONS FROM PUBLIC HEARING

Voting Members: All Members voted.

Application No. 6156-15, 6 Avalon Place, requesting a side yard setback of 2.8 feet where 3 feet is required to build a detached garage. Richard Garofalo, Applicant, Zone B (§3.6.A.5)

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

Application No. 6157-15, 188 Broad Street, appealing the decision of the Zoning Enforcement Officer. Allan Wong, Applicant, Zone A/AG (§3.2 & 4.1)

Withdrawn by Applicant.

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APPROVAL OF MINUTES

Upon a motion made by the Board it was unanimously voted that the minutes of March 23, 2015 **BE APPROVED.**

Upon a motion by the Board approval of the minutes of May 18, 2015 were postponed until the next meeting.

ADJOURNMENT

The meeting was adjourned at 7:30 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