

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

September 28, 2015

The Wethersfield Zoning Board of Appeals held a public hearing on September 28, 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
Morris Borea
Basia Dellaripa
David Gustafson, Alternate, Clerk
Robert Cobb, Alternate

ABSENT: Eugene Ziurys, Jr
Michael Vieira, Alternate

Also Present: Justin LaFountain, 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.

Application No. 6159-15, Richard and Ben Lagana, seeking a variance to install a free standing sign exceeding the allowable square footage for signs on the property at 965-967 Silas Deane Highway, RC Zone (§6.3.F)

Mr. Ben Lagana, 4 John Place, Portland CT appeared before the Board requesting to install a free standing sign exceeding the allowable square footage. Mr. Lagana explained that the building is set back from the road and there are trees in the way so people on the Silas Deane Highway cannot see the building. He stated that this sign is needed for the Salon business that is in the building in the back.

Chairman Vaughan, Jr. confirmed that they have a sign on the building now. Mr. Lagana stated that they do, but it cannot be seen from the Silas Deane Highway.

Chairman Vaughan, Jr. confirmed that this would be a free standing monument sign. Mr. Lagana stated that this was correct, adding that they should have a picture. Commissioner Gustafson questioned if he is referencing the Alpine Haus free standing sign. Mr. LaFountain

explained that he spoke with Richard Lagana last week and he stated that the Alpine Haus sign is similar to the sign that they are proposing.

Chairman Vaughan, Jr. questioned the size of the sign that is on the store front now. Mr. Lagana stated that he was not sure of the size. Chairman Vaughan, Jr. explained that they are allowed a certain amount of aggregate signage so they need to know that in order to know how much of a variance is being requested. Mr. LaFountain stated that the current signage on the building is 113.3 square feet typically the maximum allowed is 125 square feet of total signage between the detached and the wall signs. Chairman Vaughan, Jr. confirmed that they are looking for approximately 96" x 96". Mr. LaFountain confirmed that this is what he was told.

Chairman Vaughan, Jr. confirmed that essentially they are looking for approximately 60 square feet extra. Chairman Vaughan, Jr. questioned what is allowed for free standing. Mr. LaFountain stated 40 feet.

Chairman Vaughan, Jr. questioned if this sign will be used by all the tenants. Mr. Lagana stated that he would like to do that.

Commissioner Gustafson confirmed that the 113 square feet is the total building signage. Chairman Vaughan, Jr. confirmed that this is correct.

Mr. Lagana stated that Richard Lagana knows more about the signage and this application; he stated that he was supposed to be here tonight but could not make it; however, he can get him on the phone if the Board needs more questions answered. Chairman Vaughan, Jr. stated that he is doing fine in answering the Boards questions.

Mr. LaFountain clarified that the 40 square feet only applies to signs 5 feet or less in height and it is 8 feet or less for 32 square feet for detached signs.

Commissioner Cobb questioned if he is only here on behalf of this one client. Mr. Lagana stated that the businesses in the back have it very hard. He is trying to help this nice families business grow. He stated that the owners spent money on flyers and their potential customers call saying that they cannot find the building.

Commissioner Borea questioned if he would be taking other signs down. Mr. Lagana stated that this depends on what size sign they get for the free standing sign in the front. Mr. Lagana questioned if they are asking this because they are exceeding the signage for the building. Chairman Vaughan, Jr. explained that this was correct and stated that this is why a variance is needed.

Commissioner Cobb questioned if he owned all the buildings on the property, including Sterling Jewelers. Mr. Lagana stated that he does.

Chairman Vaughan, Jr. explained to Mr. Lagana that he is well over what is allowed in the zoning regulations. Mr. Lagana questioned if he took some of the names off the building would that help, adding that he can take off the Lagana Building name. Chairman Vaughan, Jr. explained that if he were to take down the name sign then he would have a few different options in getting the monument sign.

Chairman Vaughan, Jr. confirmed that the monument sign will not be in a right of way. Mr. Lagana stated that it would not, they plan on using some of the parking spaces for the sign. Chairman Vaughan, Jr. explained that a site plan is needed for this.

Commissioner Dellaripa questioned if there would still have the parking spaces. Mr. Lagana stated that they will not be losing any spaces, just moving parking spaces back a bit.

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. 6160-15, Darin Senna, seeking a variance to erect a monument sign exceeding 10 square feet over the allowable square footage for signs on the property at 115 Silas Deane Highway, GB Zone (§6.3.F)

There was no one present on this application.

WETHERSFIELD ZONING BOARD OF APPEALS
Chairman Vaughan, Jr.

Commissioner Gustafson, Clerk

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PRESENT: Thomas J. Vaughan, Jr., Chairman
Daniel Logan, Vice Chairman
Morris Borea
Basia Dellaripa
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Robert Cobb, Alternate

ABSENT: Eugene Ziurys, Jr
Michael Vieira, Alternate

Also Present: Justin LaFountain, Zoning Enforcement Officer

DECISIONS FROM PUBLIC HEARING

Voting Members: Chairman Vaughan, Jr., Vice Chairman Logan, Commissioner Dellaripa, Commissioner Gustafson, and Commissioner Cobb.

There was much discussion by all Board Members of the different options for this applicant. They stated there is no need for the Lagana Building sign, if this were taken down then they would gain signage. They discussed that he would be 20' over with an 8'x4' monument sign.

Application No. 6159-15, Richard and Ben Lagana, seeking a variance to install a free standing sign exceeding the allowable square footage for signs on the property at 965-967 Silas Deane Highway, RC Zone (§6.3.F)

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

1. Amended to keep the monument sign in compliance.
 2. Approved for a 25' variance for the total signage.
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Application No. 6160-15, Darin Senna, seeking a variance to erect a monument sign exceeding 10 square feet over the allowable square footage for signs on the property at 115 Silas Deane Highway, GB Zone (§6.3.F)

This application was tabled.

APPROVAL OF MEETING DATES:

Upon motion made by Commissioner Cobb, seconded by Commissioner Dellaripa and a poll of the Board it was unanimously voted **TO APPROVE** the meeting dates for 2016.

APPROVAL OF MINUTES

Upon a motion by the Commissioner Dellaripa, seconded by Vice Chairman Logan and a poll of the Board it was unanimously voted that the minutes of May 18, 2015 **BE APPROVED**.

Upon a motion by the Vice Chairman Logan, seconded by Commission Dellaripa and a poll of the Board it was unanimously voted that the minutes of June 22, 2015 **BE APPROVED**.

Upon a motion by the Commissioner Borea, seconded by Vice Chairman Logan and a poll of the Board it was unanimously voted that the minutes of July 27, 2015 **BE APPROVED**.

VOTING ON OFFICERS:

There was a discussion to keep the Chairman, Vice Chairman and Clerk the same.

There was a motion made by Commissioner Borea, seconded by Commissioner Cobb and a poll of the Board it was unanimously voted **TO APPROVE** this slate.

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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