

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

OCTOBER 26, 2015

The Wethersfield Zoning Board of Appeals held a public hearing on October 26, 2015 at 7:00 PM in the 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, Acting Clerk

ABSENT: Dan Logan, Vice Chairman
Michael Vieira, Alternate
Robert Cobb, Alternate

Also Present: Justin LaFountain, Zoning Officer

Chairman Vaughan, Jr. opened the meeting at 7:00 PM. 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. He explained the procedures of the meeting and hearing. Adding there are five voting Members and there needs to be four affirmative votes for an application to be approved.

Application No. 6160-15. Darin Senna, seeking a variance to erect a monument sign exceeding 10 sq ft over the allowable square footage for signs on the property at 115 Silas Deane Hwy, GB Zone, (§6.3F).

Darin Senna, Hartford Sign and Design, 305 Murphy Road, Hartford, CT and Tom Harrington, O'Reilly representative, 115 Silas Deane Hwy, Wethersfield, CT appeared before the Board seeking a variance to erect a 3x10 sq ft monument sign which exceeds the allowable square footage for signs on the property by 10 sq ft.

Chairman Vaughan, Jr. questioned what the hardship is.

Mr. Senna stated the hardship is the distance the building is set back from the road. He stated he is looking for maximum exposure for the business.

Chairman Vaughan, Jr. asked if this sign would include O'Reilly Auto Parts only.

Mr. Senna confirmed the sign would be for O'Reilly Auto Parts only.

**WETHERSFIELD ZONING BOARD OF APPEALS
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Chairman Vaughan, Jr. asked if Mr. Senna has submitted any plans.

Mr. Senna stated that he did.

Chairman Vaughan, Jr. asked if site plans were submitted.

Mr. Senna stated that they were.

Chairman Vaughan, Jr. asked about the specifics of the allowable 10 sq ft.

Mr. LaFountain stated the issue here is that adding the monument sign throws the wall sign out of compliance. When you don't have a monument sign you are allowed 2 sq ft of wall sign and when you do have a monument sign the allowable wall signage is 1 sq ft. Mr. LaFountain explained the monument sign itself is allowed 32 sq ft; the proposed sign size of 30 sq ft is within compliance by itself. The variance is necessary for the wall sign to be in compliance.

Chairman Vaughan, Jr. asked if the total square footage of the entire building was considered.

Mr. LaFountain stated yes. When divided per tenant frontage the O'Reilly wall sign does fall within the 1 sq ft compliance, however the Family Dollar falls into the 2 sq ft range. Family Dollar store frontage is 75 sq ft and their total signage is 103 sq ft. They are now 28 sq ft over the limit.

Chairman Vaughan, Jr. clarified the variance is actually for 28 sq ft.

Mr. LaFountain confirmed that is correct for the wall signage.

Chairman Vaughan, Jr. asked if there were any issues with traffic, parking spaces or the planning zone.

Mr. Senna stated there were no issues with the site line or anything else.

Chairman Vaughan, Jr. asked if this sign is planned because the building is set back from the road.

Mr. Senna stated it is and the amount of parking lot in front of the building.

Chairman Vaughan, Jr. stated the building is also higher than the street level.

Mr. Senna agreed. He also stated a 30 sq ft sign is not very large.

Chairman Vaughan, Jr. asked if there were any questions from the Commissioners.

Commissioner Gustafson asked about the location of the sign.

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Mr. Senna stated it would be located at the corner. He stated there is already a half wall located on that corner and showed photos to the Board.

Chairman Vaughan, Jr. asked if there were any other questions.

Commissioner Gustafson asked to verify the monument sign itself is within compliance with the ordinance and retroactively places the Family Dollar sign out of compliance.

Mr. LaFountain confirmed.

Commissioner Gustafson asked if they need any other approvals aside from this variance.

Mr. LaFountain stated there shouldn't be. They have already been through the Design Review Committee and they placed two conditions on the approval (1) the wall must be finished and (2) the required 64 sq ft of landscaping be installed. In terms of site line, it is above the site line and set back from the road.

Chairman Vaughan, Jr. asked if there was anything else he would like to add.

Mr. Senna stated there was not.

There were no audience members who wished to speak in favor of or against the application.

There were no further comments from the Board.

Application No. 6162-15. Giuseppa (Josie) Cianci, seeking a variance to allow a garage exceeding the maximum allowed height limit at 125 Robbins Drive, A Zone, (§3.6.A.3)

Commissioner Gustafson stated this application has been withdrawn and read the withdrawal letter into the minutes. The letter is attached to the minutes.

Application No. 6163-15. Giuseppa (Josie) Cianci, seeking to appeal the Cease and Desist order issued by the Zoning Enforcement Officer regarding a garage exceeding maximum allowed height at 125 Robbins Drive, A Zone.

Commissioner Gustafson stated this application has been withdrawn and read the withdrawal letter into the minutes. The letter is attached to the minutes.

**WETHERSFIELD ZONING BOARD OF APPEALS
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OCTOBER 26, 2015

Application 6164-15. Lauretano Sign Group, seeking two variances (1) to install wall signage which will exceed the maximum square footage permitted and (2) logos on the wall signs exceeding the maximum 25% of the sign areas at 100 Great Meadow Road, BP Zone, (§6.3.C).

Allison Dumbrowski, 1 Tremko Dr., Terryville, CT, seeking variances for the signage and logos on the south and west elevations of this very large building. The hardship is caused by the remote location of the building and looking to get maximum view off I91 and Rt. 3.

Chairman Vaughan, Jr. state Mr. LaFountain gave the Board an analysis of this application. He asked for verification the request is for a variance of 168.8 sq ft.

Mr. LaFountain stated that is correct. He stated there are two signs going up here and they are allowed a total of 125 sq ft regardless of the size of the building.

Chairman Vaughan, Jr asked if the 1 ft per linear ft applied.

Mr. LaFountain replied that applies up to the maximum of 125 sq ft.

Chairman Vaughan, Jr. asked about a variance approved for the Art Institute in a similar situation in the past.

Mr. LaFountain stated the Board had allowed 2 sq ft greater than this request.

Commissioner Borea asked if the building owner is aware of this application.

Ms. Dumbrowski stated yes.

Chairman Vaughan, Jr. asked if the lease has already been signed.

Ms. Dumbrowski stated it has.

Chairman Vaughan, Jr. asked if the Board had any other questions or if Ms. Dumbrowski had anything to add.

Ms. Dumbrowksi stated she did not.

There were no audience members who wished to speak in favor of or against the application.

There were no further comments from the Board.

**WETHERSFIELD ZONING BOARD OF APPEALS
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OCTOBER 26, 2015

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Commissioner Gustafson, Acting Clerk

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Morris Borea
Eugene Ziurys, Jr.
Basia Dellaripa
David Gustafson, Alternate, Acting Clerk

ABSENT: Dan Logan, Vice Chairman
Michael Vieira, Alternate
Robert Cobb, Alternate

Also Present: Justin LaFountain, Zoning Office

DECISIONS FROM PUBLIC HEARING

Application No. 6160-15. Darin Senna, seeking a variance to erect a monument sign exceeding 10 sq ft over the allowable square footage for signs on the property at 115 Silas Deane Hwy, GB Zone, (§6.3F).

Upon motion made by Commissioner Borea to allow a 28 sq ft variance for the existing wall sign, seconded by Commissioner Gustafson and a poll of the Board it was unanimously voted that the above application **BE APPROVED**.

Application 6164-15. Lauretano Sign Group, seeking two variances (1) to install wall signage which will exceed the maximum square footage permitted and (2) logos on the wall signs exceeding the maximum 25% of the sign areas at 100 Great Meadow Road, BP Zone, (§6.3.C).

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

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APPROVAL OF MINUTES

Upon motion made by Commissioner Gustafson seconded by Commissioner Dellaripa and a poll of the Board it was unanimously voted that the minutes of September 28, 2015 **BE APPROVED.**

ADJOURNMENT

The meeting was adjourned at 7:19PM

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN VAUGHMAN, JR.

Commissioner Gustafson, Acting Clerk

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

Commissioner Gustafson, Acting Clerk

BARRY, HARVEY & LATER, P.C.
ATTORNEYS AT LAW

M. PETER BARRY
JOHN F. HARVEY, JR.
MICHAEL P. BARRY

1177 SILAS DEANE HIGHWAY
WETHERSFIELD, CONNECTICUT 06109-4396
TELEPHONE 860-529-7777
FACSIMILE 860-257-7215

October 21, 2015

Town of Wethersfield
Zoning Board of Appeals
Attn: Debbie Picard
505 Silas Deane Highway
Wethersfield, CT 06109

RE: Giuseppa [Josie] Cianci
Application No. 6162-15

To Whom It May Concern:

As attorney for the above named applicant I hereby withdraw the referenced application.

Very truly yours,

John F. Harvey, Jr.

JFH:nmf

Cc: Giuseppa [Josie] Cianci

BARRY, HARVEY & LATER, P.C.
ATTORNEYS AT LAW

M. PETER BARRY
JOHN F. HARVEY, JR.
MICHAEL P. BARRY

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