

WETHERSFIELD ZONING BOARD OF APPEALS

PUBLIC HEARING/PUBLIC MEETING UNOFFICIAL MINUTES UNTIL VOTED UPON December 19, 2016

The Wethersfield Zoning Board of Appeals held a public hearing on December 19, 2016 at 7:00 p.m. at the Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut 06109.

PRESENT: Thomas J. Vaughan, Jr., Chairman
David Gustafson, Alternate, Acting Clerk
Mary Pelletier, Alternate
Michael Veira

EXCUSED: Daniel Logan, Vice Chairman
Morris Borea
Bassia E. Dellaripa

ALSO PRESENT: Justin LaFountain, Zoning Enforcement Officer and Mary Lou Wall, Recording Secretary

Chairman Thomas J. Vaughan called the meeting to order at 7:05 p.m. The Chairman explained the procedures of the meeting and the hearing. He further explained that there are four affirmative votes necessary to approve an application. There are four voting members present and the Chairman stated it was an open forum if anyone from the public wished to speak; no one came forward.

Chairman Vaughan asked Commissioner Gustafson to read the first application.

- 1. Application No. 6184-16 Martin Perno**, seeking a four-foot variance to permit the construction of a front porch enclosure extending into the required front yard at 105 Greenfield Street, B Zone (§3.7)

Chairman Vaughan gave the applicant an opportunity to wait until the next meeting since only four members were present and the vote require four (4) affirmative votes to pass. The applicant, Mr. Perno, stated he wished to proceed.

Mr. Martin Perno 105 Greenfield Street, Wethersfield stating he has two daughters and he would like to enclosed the front porch area for safety reasons, indicating that the wind, snow make it hazardous for the children when stepping in and out of their home. He wishes to protect them from the elements in winter and in rain and said he wants to make it look beautiful in so doing.

Chairman Vaughan asked Enforcement Officer LaFountain if this was non-conforming lot. Mr. Lafountain stated that the size of the lot is not an issue but because the porch is being enclosed it requires a variance.

Chairman Vaughan asked the applicant if any of the neighbors have any issues with this and if the footprint would be the same. The applicant stated he will not change the footprint and the neighbors are fine with the construction. The Zoning Department did receive two calls from neighbors, Enforcement Officer LaFountain said, and they did not have any issues with this application. Chairman Vaughan asked if anyone from the public wished to speak for the application.

Mr. Robert Welk 109 Greenfield Street, Wethersfield. He stated he thought it was a good idea to create a mudroom for the children, protecting them from the elements and therefore is in favor of the application.

Chairman Vaughan asked if there was anyone that wished to speak against this application; no one came forward. He requested the clerk to read the application for a motion.

Commissioner Mary Pelletier made a Motion to Approve as Submitted **Application No. 6184-16 Martin Perno**, seeking a four-foot variance to permit the construction of a front porch enclosure into the required front yard at 105 Greenfield Street, B Zone (§3.7).

Commissioner Michael Veira **SECOND**

AYE – Commissioners Gustafson, Pelletier, Vaughan and Veira

NAY – None

ABS. – None

Motion Passed 4-0

2. Approval of Minutes of: November 28, 2016

Commissioner Mary Pelletier made a Motion to Approve the Minutes of November 28, 2016.

Commissioner David Gustafson **SECOND**

AYE – Commissioners Gustafson, Pelletier, Vaughan and Veira

NAY – None

ABS. – None

Motion Passed 4-0

3. OTHER BUSINESS

- a. Public comments on general matters of the Zoning Board
None

4. ADJOURNMENT

Meeting was adjourned at approximately 7:30 p.m.

Respectfully Submitted,

Mary Lou Wall, Recording Secretary