

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

July 26, 2010

The Wethersfield Zoning Board of Appeals held a public hearing on July 26, 2010 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Vice Chairman
Mark Rudewicz
Daniel M. Logan, Alternate
Frank Dellaripa, Alternate
Eugene Ziurys, Jr., Alternate

ABSENT: Morris R. Borea, Chairman
Matthias DeAngelo
George McKee

Also Present: Fred Valente, Building Officer

Vice Chairman Vaughan, Jr. opened the meeting at 7:00PM. There was no one from the audience who wished to speak.

APPLICATION NO. 6040-10 ArtFx Signs seeking a variance to erect a wall sign having more than permitted square footage, at 1260 Silas Deane Highway, east side, RC Zone. (§6.3.F2).

Lawrin Rosen, ArtFx, 27 Britton Drive, Bloomfield, CT appeared before the Board on behalf of CT Multi-Specialty Group, PC seeking a variance to erect a wall sign larger than permitted.

Mr. Rosen stated that this sign would be replacing the old Hartford Hospital Medical Group sign. He stated that it matches the old square footage; however, it may be a bit taller.

He stated that this is a Medical Center Building and not a Shopping Center. He added that this building is set back from the road and there is a 10-12' drop – so it is not easily seen from the Silas Deane Highway. Adding to that is the fact that about 43% of their clients are over the age of 65; so it would help to have a bigger more visible sign. He stated that the lettering is white, no crazy colors and nothing wild about the sign. He stated that he just finished doing the Hartford Medical Group sign across the street.

Vice Chairman Vaughan, Jr. confirmed that he will be taking down the old sign and erecting this new sign. Mr. Rosen stated that the old sign has already been taken down.

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Vice Chairman Vaughan, Jr. questioned what is permitted. Mr. Valente stated that a 125 square foot sign is permitted. The old regulations were 10% of the front of the building; the new regulations state a maximum of 125 square feet no matter the size of the building. This application is proposing a 252 square foot sign.

Vice Chairman Vaughan, Jr. questioned if the old Hartford Medical Group sign had a variance. Mr. Valente stated that the old Hartford Medical Group sign was under the old regulations and therefore a variance was not needed.

Vice Chairman Vaughan, Jr. confirmed that the hardship is the fact that the building is set back from the road and that there is older clientele and the fact that it is replacing an old sign. Mr. Rosen stated that this was correct. He added that if need be; his client is willing to take the PC off the sign.

Vice Chairman Vaughan, Jr. questioned if the sign is already made. Mr. Rosen stated that it has not yet been fabricated.

Vice Chairman Vaughan, Jr. stated that this is a big variance that is needed for this sign. Mr. Rosen stated that he feels it is an appropriate size sign for the size of the building.

Commissioner Dellaripa questioned if there are any other signs in the front. Mr. Rosen stated that he thinks there is a ground sign that one of the other tenants are using. Mr. Rosen added that his client has a viable business with many other locations and will be at this location for at least 10 to 15 years.

Vice Chairman Vaughan, Jr. questioned if any of their other locations have signs this big. Mr. Rosen stated that none of their other buildings are this big; stating that their Bloomfield building is 6,000 square feet and the Granby building is about 5,000 square feet.

There were no further questions or comments from the Board.

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

1. Mike Panic, 1260 Silas Deane Highway, Wethersfield, CT – owner of the building. He stated that this tenant has signed a 20 year lease and they have already been there for 10 years. He stated that they are now renting approximately 65% of the building.
2. James Hughes, 165 Highland Street, Wethersfield, CT – he stated that this building is set back from the road and feels that a larger sign, as far as for safety goes, would be a good move. He feels that a lot of people struggle to find the building.

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

APPLICATION NO. 6041-10 Alexander J. Diana, Jr. seeking a variance to erect a garage having less than the required side yard at 35 Merriman Rd., north side, A Zone. (§3.7).

Alexander Diana Jr. 132 Clearfield Road, Wethersfield, CT appeared before the Board seeking a variance to erect a garage having less than the required side yard at 35 Merriman Road.

Mr. Diana, Jr. stated that he currently lives at 132 Clearfield Road but also owns the property at 35 Merriman Road. He stated that he would like to renovate this property and move into it. He stated that he currently lives in a colonial but would like to move in to the Merriman Road home which is a ranch.

Vice Chairman Vaughan, Jr. questioned how much of a variance is needed. Mr. Valente stated that the regulations require a 10' side yard he is currently at 4.35' so he would need approximately a 5.5' variance.

Vice Chairman Vaughan, Jr. stated that in looking at the plans it looks like it is a pie shaped lot and questioned if it was squared if a variance would still be needed, he also questioned the hardship for this variance. Mr. Valente stated that if the lot were square he would not need a variance. Mr. Diana, Jr. stated that because the lot is pie shaped it causes a hardship.

Commissioner Dellaripa questioned if this is for a single car garage. Mr. Diana, Jr. stated that there is currently a single car garage now and he would like to make it a two car garage.

Vice Chairman Vaughan, Jr. questioned if he has spoken to his neighbors about this variance. Mr. Diana, Jr. stated that they must have petitioned because some of them are here now.

There were no further questions or comments from the Board.

There was no one present who wished to speak in favor of this application.

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The following audience members wished to speak in opposition to this application:

1. Mr. Peter Zimmerman, 51 Merriman Road, Wethersfield, CT
– he stated that he also owns 43 Merriman Road which is adjacent to 35 Merriman Road. He stated that if this variance is granted; there would be less than 5’ on the side yard between properties, which is less than you would like. He also questioned if the variance would apply to the whole length of the lot.

Mr. Valente stated that the variance would only apply to the garage.

WETHERSFIELD ZONING BOARD OF APPEALS
Vice Chairman Thomas Vaughan, Jr.

Commissioner Dellaripa, Acting Clerk

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Daniel M. Logan, Alternate
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Eugene Ziurys, Jr., Alternate

ABSENT: Morris R. Borea, Chairman
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George McKee

Also Present: Fred Valente, Building Officer

DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 6040-10 ArtFx Signs seeking a variance to erect a wall sign having more than permitted square footage, at 1260 Silas Deane Highway, east side, RC Zone. (§6.3.F2).

Upon motion made by Commissioner Logan seconded by Commissioner Dellaripa and a poll of the Board it was unanimously voted that this application **BE APPROVED** as presented.

APPLICATION NO. 6041-10 Alexander J. Diana, Jr. seeking a variance to erect a garage having less than the required side yard at 35 Merriman Rd., north side, A Zone. (§3.7).

Upon motion made by Commissioner Dellaripa seconded by Commissioner Rudewicz and a poll of the Board it was voted by a vote of 1-4 to approve, with Commissioner Dellaripa in favor; therefore motion did not pass and this application is **DENIED**.

APPROVAL OF MINUTES

Upon motion made by Commissioner Dellaripa seconded by Vice Chairman Vaughan, Jr. and a poll of the Board it was unanimously voted that the minutes of June 28, 2010 **BE APPROVED**.

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC MEETING**

July 26, 2010

ELECTION OF OFFICERS

Tabled until next meeting; at which time a vote must be taken even if all Commissioners are not present.

ADJOURNMENT

The meeting was adjourned at 7:40 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
VICE CHAIRMAN VAUGHAN, JR.

Commissioner Dellaripa Acting Clerk

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

Commissioner Dellaripa Acting Clerk