

**WETHERSFIELD ZONING BOARD OF APPEALS**  
**PUBLIC HEARING**  
**September 24, 2007**

The Wethersfield Zoning Board of Appeals held a public hearing on September 24, 2007 at 7:00 PM in the Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Morris R. Borea, Chairman  
Thomas J. Vaughan, Jr., Vice Chairman  
Bruce T. Bockstael, Clerk  
Gina P. DeAngelo  
George McKee  
Shelia Hennessey, Alternate  
Frank Dellaripa, Alternate

**ABSENT:** Mike Wrona, Alternate

**Also Present:** Brian O'Connor, Chief Building Official

Chairman Borea opened the meeting at 7:00PM. Before the meeting started, the public was welcomed to speak regarding anything except specific cases in the past or on the night's agenda. There was no one present who wished to speak.

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**APPLICATION NO. 5988-07 Gabriel Sciarra** seeking a variance to construct an addition to the garage, a portion of which will be over the side yard setback at 15 Wells Farm Drive, west side, A-1 Residence Zone, (§3.7).

Janosz Klin, Designer, 90 Wynding Brook Drive, Rocky Hill, CT appeared before the Board on behalf of his client Gabriel Sciarra of 15 Wells Farm Drive, Wethersfield, CT seeking to construct an addition to the garage.

Mr. Klin stated that this home was built in 1949 when the building codes and zoning regulations were quite different than today's. He stated that this garage is 15' 10" with a single door. He stated that this is below the minimum regulation for a two car garage, adding that today's regular standard size is 24' by 24'.

Mr. Klin presented pictures to the Board to show that it would be impossible to park two cars in this garage. He stated that he is requesting this variance to allow his clients to be able to park two cars in the garage.

Chairman Borea questioned way the garage is already over the building line. Mr. O'Connor stated this may have been a different zone back in the 1940's.

Chairman Borea confirmed that he is just looking for a 5' variance. Mr. Klin stated that this was correct. He stated that the doors would still be facing the front; however the plants and bushes would have to be changed.

Commissioner Bockstael questioned if anyone has spoken with the neighbors that would be affected by this variance. Mr. Klin stated that he has not spoken with any neighbors and he is not sure if his clients have, however, he stated that there are neighbors present tonight.

Commissioner Dellaripa stated that the plan has red dotted lines, which means there are sewer lines there and that it would have to be determined if in fact these are sewer lines. He stated that there cannot be any encroachment of the sewer lines and that this will need to be addressed before anything can be changed. Mr. Klin stated that he was not aware of this.

There were no further questions or comments from the Board.

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

1. Paul Gulino, 25 Farmingdale Road, Wethersfield, CT - stated that he cannot speak for other neighbors; however, he feels that by granting a 5' variance this would not impact anyone. He stated that the Sciarra's keep the cleanest and neatest house in Wethersfield. He stated that by granted this variance he feels that this would bring up the value of this home and other homes in the neighborhood

He stated that with regards to the sewer lines, he feels this is in his back yard. He showed on the plan where he believes the sewer lines are. He stated that these lines run parallel. He stated that the Board is welcome to come into his yard for inspection.

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

1. Edward and Barbara Connelly, 523 Wells Road, Wethersfield, CT - they stated that they would first like to say that they are not entirely opposed to this application, however, they would like some questions answered before stating that they do not have a problem with this application. They stated that they are concerned about the sewer line and the impact that this would have on their property. They stated that they were also concerned because prior to this meeting they did not see a plan and did not know if the height of the building was going to change.

Commissioner DeAngelo confirmed that their main concern is the sewer line. Mr. Connelly stated that he is concerned about the sewer line, but is also concerned that it is really only going to be 5' and no further. He stated that he does not have a problem with 5'; however, he would have a problem with 5' 5". Mr. O'Connor explained to him that if this variance is approved, they would need to submit a plan to the Building Department, at which time a survey would be done to ensure that it would only be the 5'.

There were no further questions or comments from the Board.

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WETHERSFIELD ZONING BOARD OF APPEALS  
Chairman Borea

Commissioner Bockstael, Clerk

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## **DECISIONS FROM PUBLIC HEARING**

All Commissioners were discussing the MDC sewer lines. Commissioner Dellaripa stated that he believes the regulations states that you cannot build a fixed structure within 10' of the sewer easement. He stated that he works for MDC and will send them out tomorrow to verify the sewer easement.

Voting Members: Vice Chairman Vaughan, Jr., Commissioner Bockstael, Commissioner DeAngelo, Commissioner McKee, and Commissioner Hennessey. Commissioner Dellaripa - abstained, Chairman Borea - recused.

**APPLICATION NO. 5988-07 Gabriel Sciarra** seeking a variance to construct an addition to the garage, a portion of which will be over the side yard setback at 15 Wells Farm Drive, west side, A-1 Residence Zone, (§3.7).

Upon motion made by Commissioner Bockstael, seconded by Commissioner DeAngelo and a poll of the Board it was unanimously voted that the above application **BE APPROVED PER PLAN SUBMITTED** with the following stipulation:

1. Do not encroach on the access easement with the structure. It must be free and clear so as not to be in violation.

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## **APPROVAL OF MINUTES**

Upon motion made by Vice Chairman Vaughan, Jr. and seconded by Commissioner DeAngelo and a poll of the Board it was unanimously voted that [the minutes of August 27, 2007](#) **BE APPROVED**.

## **ADJOURNMENT**

The meeting was adjourned at 7:35 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN BOREA

Commissioner Bockstael, Clerk