

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**October 22, 2007**

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The Wethersfield Zoning Board of Appeals held a public hearing on October 22, 2007 at 7:00 PM in the Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Bruce T. Bockstael, Acting Chairman  
Gina P. DeAngelo, Acting Clerk  
George McKee  
Shelia Hennessey, Alternate  
Frank Dellaripa, Alternate

**ABSENT:** Morris R. Borea, Chairman  
Thomas J. Vaughan, Jr., Vice Chairman  
Mike Wrona, Alternate

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

Acting Chairman Bockstael 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. 5989-07 300 Silas Deane LLC** seeking a variance to permit the continued maintenance of a non-conforming freestanding sign (renewal) at 300 Silas Deane Highway, east side, Office Zone, (§6.3).

Mr. Hudon, 300 Silas Deane Highway, Wethersfield, CT appeared before the Board on behalf of 300 Silas Deane LLC seeking a renewal variance to permit the continued maintenance of a non-conforming free standing sign. He stated that he is a tenant of 300 Silas Deane Highway and that he is here for the owners, Mary Ellen and Daniel Martin. He stated that the variance for this free standing sign is due to expire. He stated that there has not been a change in ownership and no material changes have been made.

Acting Chairman Bockstael questioned what is non-conforming. Mr. O'Connor stated that 25 square feet is permitted and this sign is 32 square feet, therefore, a 7 square foot variance is needed.

Acting Chairman Bockstael questioned if the variance was renewed would the Board be able to expand on the time. Mr. O'Connor stated that the Board can absolutely extend the time period.

There were no further questions or comments from the Board.

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

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**APPLICATION NO. 5990-07 Rita Ferrera Giel** seeking a variance to construct an addition which will be over the building line at 842 Wells Road, south side, A-1 Residence Zone, (§3.7).

Rita Ferrera Giel, 842 Wells Road, Wethersfield, CT appeared before the Board seeking a variance to construct an addition which will be over the building line. Ms. Giel stated that they currently have a deck and a mud room. She stated that they would like to construct a 3 season porch which would be attached to the deck with an entrance to the mud room.

Acting Chairman Bockstael reviewed the plans and questioned where the mudroom is located. Ms. Giel pointed out the mudroom on the plans. Acting Chairman Bockstael questioned if the 3 season porch would go between the existing basement door and the mud room. Ms. Giel stated that this was correct; adding that this would also give a little privacy to the area without having to put up any fences.

Acting Chairman Bockstael questioned if they conform with the lot coverage. Mr. O'Connor stated that they should be in conformance because the plans show a garage that is no longer there, however, he stated that they can double check this.

Acting Chairman Bockstael questioned if this is a one story addition. Ms. Giel stated that the home is two story; however, the porch will be one story.

Commissioner Dellaripa questioned if this addition is a porch or a 3 season room. Ms. Giel apologized, stating that it is a 3 season room, not a porch.

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.

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**APPLICATION NO. 5992-07 Ken Royle** seeking a variance to display an A-Frame sign at set times of the year (renewal) at 1770 Berlin Turnpike, east side, Regional Commercial Zone, (§6.3).

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Ken Royle, 1770 Berlin Turnpike, Wethersfield, CT appeared before the Board on behalf of Carmen Anthony Fish House seeking a renewal variance to display an A-Frame sign that they hope to use during the upcoming Holiday Season. He stated that they were before the Board last year and received approval to use the sign several times during the year, however, they ended up using the sign only from Thanksgiving until Christmas. He stated that this is what they hope to do again this year.

Acting Chairman Bockstael stated that from last years application he sees where they were asked to modify the A-Frame sign and questioned if this was done. Mr. Royle stated that the owner of Carmen Anthony Fish House did not want to modify the sign, he stated that this was a professionally made sign and he did not want to play around with it.

Acting Chairman Bockstael stated that the purpose of this Board to ask them to modify the sign was because the last thing that this Board wants to do is to set precedent for the Berlin Turnpike to have A-Frame Signs; he stated that this was a big concern of the Boards.

Commissioner Hennessey questioned if this was the actual sign being used and if it is just seasonally. Mr. Royle stated that this is the actual sign and they wish to use it from Thanksgiving to Christmas.

Commissioner DeAngelo confirmed that they never used the sign during the Valentine and Easter Holiday's last year. Mr. Royle stated that this was correct.

Commissioner Hennessey questioned where the sign gets located. Mr. Royle showed them on the plan that it gets placed between the parking lot and the Berlin Turnpike.

Commissioner McKee confirmed that the owner was aware that the Board wanted the sign modified. Mr. Royle stated that this was correct; however, he did not want to modify the sign in any way.

Commissioner DeAngelo questioned if he felt that more business was generated due to the sign. Mr. Royle stated that the sign did generate more business; adding that gift certificates are their life blood during January and February.

Acting Chairman Bockstael stated that if this is allowed, they may request this sign be a part of a major signage system. He stated that the Boards thoughts are that if they allow this A-Frame sign then they will need to allow it for the next person and before you know it there are A-Frame signs all along the Berlin Turnpike. Mr. Royle stated that, not to be a bad neighbor, but Dunkin Donuts next door to them have signs out all the time flapping in the wind. He stated that they only want this sign for a limited time, adding that they want to go through the right channels to get the sign. He also stated that he can understand their side.

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Commissioner DeAngelo questioned if there would be a problem if the sign was placed closer to the building. Mr. O'Connor stated that because of the building being set back and the speed of traffic on the Berlin Turnpike, if it were placed closer to the building no one from the street would be able to see it.

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.

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WETHERSFIELD ZONING BOARD OF APPEALS  
Acting Chairman Bockstael

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Commissioner DeAngelo, Acting Clerk

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**PRESENT:** Bruce T. Bockstael, Acting Chairman  
Gina P. DeAngelo, Acting Clerk  
George McKee  
Shelia Hennessey, Alternate  
Frank Dellaripa, Alternate

**ABSENT:** Morris R. Borea, Chairman  
Thomas J. Vaughan, Jr., Vice Chairman  
Mike Wrona, Alternate

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

**DECISIONS FROM PUBLIC HEARING**

**APPLICATION NO. 5989-07 300 Silas Deane LLC** seeking a variance to permit the continued maintenance of a non-conforming freestanding sign (renewal) at 300 Silas Deane Highway, east side, Office Zone, (§6.3).

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

1. For a period of 5 years.

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**APPLICATION NO. 5990-07 Rita Ferrera Giel** seeking a variance to construct an addition which will be over the building line at 842 Wells Road, south 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. Not to exceed lot coverage.
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**APPLICATION NO. 5992-07 Ken Royle** seeking a variance to display an A-Frame sign at set times of the year (renewal) at 1770 Berlin Turnpike, east side, Regional Commercial Zone, (§6.3).

Upon motion made by Commissioner Dellaripa, seconded by Commissioner McKee and a poll of the Board it was voted by a vote of 4-1, with Commissioner Bockstael opposed that the above application **BE APPROVED** with the following stipulations:

1. Sign is approved for one week before Thanksgiving 2007 thru January 2, 2008.
2. For a period of one (1) year.

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**APPROVAL OF MINUTES**

Upon motion made by Commissioner McKee and seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that the minutes of September 24, 2007 **BE APPROVED**.

Regarding an application from last month's meeting Commissioner DeAngelo questioned if MDC went out to look at the property. Commissioner Dellaripa stated that MDC did respond and there would be no impact on the sewer easement; stating that a letter has been sent.

**ADJOURNMENT**

The meeting was adjourned at 7:40 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
ACTING CHAIRMAN BOCKSTAEL

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Commissioner DeAngelo, Acting Clerk

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

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Commissioner DeAngelo, Acting Clerk