

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING
December 18, 2006

The Wethersfield Zoning Board of Appeals held a public hearing on December 18, 2006 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

ABSENT: Mike Wrona, Alternate
Frank Dellaripa, Alternate
Matt Cholewa, Alternate

Also Present: Brian O'Connor, Chief Building Inspector

Chairman Borea opened the meeting at 7:01PM. 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.

APPLICATION NO. 5966-06 Keane Foundation seeking a variance to erect a commercial tent in conjunction with a fund raiser at 185 Broad Street, west side, A Residence Zone (§3.5).

Mr. Jack Guilmartin, 9 Megget Park, Wethersfield, CT and Ms. Judy Keane, 126 Broad Street, Wethersfield, CT appeared before the Board on behalf of the Keane Foundation seeking a variance to erect two (2) temporary tents at 185 Broad Street. Mr. Guilmartin explained the history of this historic home and the restoration project. He added that it has been a joy seeing this work in progress. He stated that as part of this restoration the homeowners have donated this building for a few weeks to do an open house of which 100% of the proceeds will go directly to charity. He stated that their hope is that this event will bring the Keane Foundation over the top for the Keane Foundations Athletic and Education Center at the Community Center.

Mr. Guilmartin explained the purpose of the tents. He stated that they are asking for a 60 x 60 tent which is the largest; however, they may not need one that big. They are also asking for a 30 x 30 tent to sell food, Keane Foundation apparel, etc. The event will begin on October 5, 2007 at 7:00PM and end on October 14, 2007. However, he stated that he cannot guarantee the date that the company will come and take down the tents, but it should be within 2 days after the event.

Chairman Borea questioned why the variance is needed. Mr. O'Connor stated that the variance is needed for the use of a tent in a residential zone.

Commissioner Bockstael questioned the use of the 60 x 60 tent. Mr. Guilmartin stated that the larger tent will be used for sponsors, they also hope to have the Wethersfield High School Jazz Band perform, and there will be seating and food stations.

Chairman Borea questioned if permits are needed since food will be served and questioned if they will be using heaters. Ms. Keane stated that they will be catering the food, and that they may need heaters. She stated that they are prepared to work with all necessary agencies or departments to get the required permits.

Chairman Borea questioned the hours of the events. Ms. Keane stated that the hours for the first event on October 5

will be from 7:00 PM to 10:00 PM., Saturday the hours will be from 11:00 AM to 4:00 PM and around 10:00 to 4:00 during the week. On the final Saturday they are planning to have a wine tasting from 7:00 PM to 11:00 PM., the event concludes on Sunday at around 5:00 PM. with all the volunteers.

Vice Chairman Vaughan, Jr. questioned how many evening events are planned. Ms. Keane stated that there will only be two evening events; the first Friday and the last Saturday.

Chairman Borea questioned if she has spoken with the surrounding neighbors. Ms. Keane stated that there are no problems with any of the neighbors.

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.

APPLICATION NO. 5961-06 Pat Yagmin seeking a variance to construct a handicap ramp over the building line at 27 Jay Street, west side, A Residence Zone (§3.7).

Mr. and Mrs. Yagmin, 27 Jay Street, Wethersfield, CT appeared before the Board seeking to construct a handicap ramp over the building line. Mrs. Yagmin stated that this application was tabled from last month.

Chairman Borea stated that last time the applicant was here there were questions from the Commission as to whether or not there was permission to build this ramp on town property. Mr. Yagmin stated that they tried to go before the Town Council; however, they were told that a decision must be made by the Zoning Board of Appeals.

Mr. O'Connor stated that there is a memo from Town Manager, Bonnie Therrien recommending that the ramp be cut back. Chairman Borea questioned if a variance is still needed. Mr. O'Connor stated that a variance is needed for anything they do in the front, as the house is legal non-conforming. He added that the back is way too high to even try and put in a ramp.

Chairman Borea questioned how much needs to be cut back. Mr. O'Connor stated 3 or 4 feet so that they can use the existing piers. Chairman Borea confirmed that this will take it off the town right of way. Mr. O'Connor stated that it would.

Vice Chairman Vaughan, Jr. confirmed that they will be just cutting it back and not moving it. Mr. O'Connor stated that they will be taking the whole ramp and run it along the sidewalk and shift it 3 or 4 feet toward the house.

Chairman Borea questioned if they have the plan for this. Mr. O'Connor stated that they do not have the plan yet, he stated that if this is approved the builder will apply for a building permit with the plans.

Commissioner McKee questioned if it was already agreed to with the builder that if this is approved the builder will move the ramp. Mrs. Yagmin stated that she did speak with the builder and he has agreed to move the ramp.

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 opposition to this application.

APPLICATION NO. 5963-06 James Morgan seeking a variance to construct an addition not having the required side yard at 33 Dorlen Circle, north side, A-1 Residence Zone (§3.7).

James Morgan, 33 Dorlen Circle, Wethersfield, CT appeared before the Board seeking a variance to construct an addition not having the required side yard. Mr. Morgan stated that this application was tabled from last month. He stated that he has made changes to the original plan that was submitted. He stated that he will no longer be putting up the 2nd floor on the addition. He stated that his neighbor, Mr. DuFour, who was here last month, has seen the new

plans and does not have a problem with them.

Chairman Borea questioned if he had a letter from his neighbor. Mr. Morgan stated that he did not. Commissioner Bockstael stated that he felt that if the neighbor had a problem with the plans he would be present tonight.

Chairman Borea questioned how much of a variance is needed. Mr. O'Connor stated that a 10' side yard variance is needed.

Chairman Borea questioned if he needed this variance due to the shape of the lot. Mr. Morgan stated that this was correct; it is a pie shaped lot.

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.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN BOREA

Commissioner Bockstael, Clerk

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PRESENT: Morris R. Borea, Chairman
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ABSENT: Mike Wrona, Alternate
Frank Dellaripa, Alternate
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Also Present: Brian O'Connor, Chief Building Inspector

DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 5966-06 Keane Foundation seeking a variance to erect a commercial tent in conjunction with a fund raiser at 185 Broad Street, west side, A Residence Zone (§3.5).

Upon motion made by Chairman Borea, seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that the above application **BE APPROVED** with the following stipulations:

1. For two (2) week period between October 1, 2007 and October 31, 2007.
 2. Activities may only be between the hours of 9:00 AM and 8:00 PM on weekdays and between 9:00 AM and 11:00 PM on weekends.
 3. Must receive all necessary approvals from the Fire Marshall and the Health District in order for this variance to be effective.
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APPLICATION NO. 5961-06 Pat Yagmin seeking a variance to construct a handicap ramp over the building line at 27 Jay Street, west side A Residence Zone (§3.7).

Upon motion made by Commissioner Bockstael, seconded by Vice Chairman Vaughan, Jr. and a poll of the Board it was unanimously voted that the above application **BE APPROVED** with the following stipulations:

1. The ramp must be moved 4' back from its present location.
 2. It is acknowledged that the ramp is over the building line.
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APPLICATION NO. 5963-06 James Morgan seeking a variance to construct an addition not having the required side yard at 33 Dorlen Circle, north side, A-1 Residence Zone (§3.7).

Upon motion made by Vice Chairman Vaughan, Jr. seconded by Commissioner McKee and a poll of the Board it was unanimously voted that the above application **BE APPROVED** with the following stipulation:

1. The garage shall be a one story garage addition.
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APPROVAL OF MINUTES

Upon motion made by Commissioner Bockstael seconded by Vice Chairman Vaughan, Jr. and a poll of the Board it was unanimously voted that [the minutes of November 27, 2006](#) **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:35 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN BOREA

Commissioner Bockstael, Clerk