

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING
October 24, 2005

The Wethersfield Zoning Board of Appeals held a public hearing on October 24, 2005 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
Matt Cholewa, Alternate

ABSENT: Earle R. Munroe, Alternate
Frank Dellaripa, Alternate

Also Present: Brian O'Connor, Chief Building & Zoning 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.

Commissioner Cholewa entered the meeting at 7:12PM.

APPLICATION NO. 5929-05 Steven Frechette seeking a variance to erect horse corrals in the front yard over the building line at 242 Elm Street, East side, AG Residence Zone (§4.1C).

Mr. Steven Frechette, 326 Prospect Street, Wethersfield, CT appeared before the Board seeking a variance to erect horse corrals over the building line. Mr. Frechette stated that he is requesting this variance for humane reasons for the horses. He added that he is requesting permission to add an area in the front of the property where the horses may roam; he stated that this area would be fenced in.

Commissioner Bockstael stated for the record that he remembers when this applicant applied for the original variance for the barn. He stated that at that time the applicant requested that the barn be put in the front so that there would be land in the back of the barn. Mr. Frechette stated that this was correct; adding that the horses do have a turnout in back; however not an area to roam freely. He stated that they would like a 10' x 20' area where the horses may roam freely, adding that this area would be fenced in.

Chairman Borea questioned why a variance is needed. Mr. O'Connor stated that this is over the building line and for the use of the property. Chairman Borea questioned how much of a variance is needed. Mr. O'Connor stated that they are already over the building line for the barn so he would need a variance for the full area.

Mr. Frechette stated that this is really needed for the well being of the animals. Commissioner Bockstael questioned how many horses are housed at the barn. Mr. Frechette stated that there are currently 5 horses housed in the barn.

Chairman Borea questioned why the back area cannot be used. Mr. Frechette stated that the back area only has one way to get out and then they are turned. It is not an area where they can roam freely.

Commissioner Bockstael questioned if there is a standard acreage per horse. Mr. O'Connor stated that in a residential zone the standard is one acre per horse; however, this is zoned agricultural, it's wetland and farmland so there is no standard acreage per horse.

Mr. Frechette stated that this is permitted use for this property. He stated that he keeps this property very clean.

Commissioner DeAngelo questioned if there was a sick horse on the property recently; and questioned if something like this can be a health risk. Mr. Frechette stated that they did have a horse that was sick and he was taken to a vet in New York, and that they do not return until they have a clean bill of health.

Chairman Borea informed Mr. Frechette that because there are only four Commissioners present tonight it will take a unanimous vote of approval for this application to be granted. He stated that because of this; the applicant has the option of having this application be voted on tonight or waiting until next month when there will be more Commissioners and a unanimous vote will not be needed. Mr. Frechette stated that he would like to move forward with this tonight and have the Board vote on this tonight.

There were no further questions from the Board.

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

1. Mrs. DeLuca, 17 Hubbard Place, Wethersfield, CT
2. Ms. Cianci, 257 Georgetown Drive, Glastonbury, CT
3. Ms. Klepinger, 53 Springdale, Wethersfield, CT
4. Mrs. Leonard, 110 Lavender Lane, Rocky Hill, CT
5. Mr. Leonard, 110 Lavender Lane, Rocky Hill, CT

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

1. Mr. Murphy, 215 Elm Street, Wethersfield, CT

Vice Chairman Vaughn, Jr. questioned Mr. Murphy as to why exactly he is opposed to this application. Mr. Murphy stated that the number of horses concerns him. He stated that he feels this is an overuse of this property. Adding that he believes there is presently around 20 horses on the property; he is concerned that this property is being used for commercial use.

APPLICATION NO. 5930-05 Carolyn Ikari & Matthew Cholewa seeking a variance to erect an accessory building having less than the required rear yard setback at 90 Ox Yoke Drive, west side, A-1 Residence Zone (§3.6A).

Ms. Carolyn Ikari, 90 Ox Yoke Drive, Wethersfield, CT appeared before the Board seeking a variance to erect an accessory building. She stated that they would like to purchase a 10' x 16' storage shed which they would like to place in the rear of their property 2' off the property line; adding that the side yard set back is in compliance. She stated that there are 3 possible options for the placement of this shed, two of which are not feasible; one location has a large tree in the way and the other location has an MDC easement. The third location, where they are requesting to put the shed, is located near large undeveloped property owned by the YMCA with wetlands; therefore there are no buildings that they will be encroaching upon. She stated that she did speak with her neighbors and no one had any objections to this location or application.

Chairman Borea questioned how much of a variance is needed. Ms. Ikari stated that a 3' variance is needed.

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.

It is noted for the record that Commissioner Cholewa did not participate in this hearing.

APPLICATION NO. 5931-05 Don Hammerberg seeking a variance to erect an addition which will cause the site to exceed the maximum impervious coverage at 1260 Silas Deane Highway, RC Zone (§5.4).

Mark Fahy with Don Hammerberg representing CT Multispecialty Group, 1260 Silas Deane Highway, Wethersfield, CT appeared before the Board seeking a variance to erect an addition which will cause the site to exceed the maximum impervious coverage. Mr. Fahy stated that he went before the Planning and Zoning Commission about 3 or 4 weeks ago with an application that was approved. However, he stated that they never really formally requested a variance for the maximum impervious coverage, adding that this was inadvertently overlooked.

Mr. O'Connor stated for the record that the maximum impervious coverage is 75%, this location is currently at 83.5% and with the addition it will be at 83.6%.

Chairman Borea confirmed that a .1% variance is being requested. Mr. O'Connor stated that this was correct.

There were no further questions or comments from the Board.

There was no audience member 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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Gina P. DeAngelo
Matt Cholewa, Alternate

ABSENT: Earle R. Munroe, Alternate
Frank Dellaripa, Alternate

Also Present: Brian O'Connor, Chief Building & Zoning Official

Voting Members are: Chairman Borea, Vice Chairman Vaughan, Jr., Commissioner Bockstael, Commissioner DeAngelo, and Commissioner Munroe.

DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 5929-05 Steven Frechette seeking a variance to erect horse corrals in the front yard over the building line at 242 Elm Street, East side, AG Residence Zone (§4.1C).

A motion to approve was made by Commissioner Bockstael, seconded by Chairman Borea and by a poll of the Board it was voted by a vote of 1 to 3 that this application **BE DENIED**. (Commissioner Cholewa abstained)

APPLICATION NO. 5930-05 Carolyn Ikari & Matthew Cholewa seeking a variance to erect an accessory building having less than the required rear yard setback at 90 Ox Yoke Drive, west side, A-1 Residence Zone (§3.6A).

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** as submitted.

It is noted for the record that Commissioner Cholewa did not vote on this application.

APPLICATION NO. 5931-05 Don Hammerberg seeking a variance to erect an addition which will cause the site to exceed the maximum impervious coverage at 1260 Silas Deane Highway, RC Zone (§5.4).

Upon motion made by Commissioner Cholewa, seconded by Commissioner DeAngelo and a poll of the Board it was unanimously voted that the above application **BE APPROVED**.

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 September 26, 2005](#) **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:50 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN BOREA

Commissioner Bockstael, Clerk