

**WETHERSFIELD ZONING BOARD OF APPEALS**  
**PUBLIC HEARING**  
**August 23, 2004**

The Wethersfield Zoning Board of Appeals held a public hearing on August 23, 2004 at 7:00 PM in the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Morris R. Borea, Chairman  
Thomas J. Vaughan, Jr., Vice Chairman  
Bruce T. Bockstael, Clerk  
Frank A. Falvo, Jr.  
Matt Cholewa  
Gina P. DeAngelo, Alternate

**ABSENT:** Steven F. Clarke  
Craig S. Pinney, Alternate

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

Chairman Borea opened the meeting. 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. 5875-2004 Barbara E. Rooney** seeking a variance to construct a garage addition having less than the required side yard at 75 Two Rod Highway, north side, AA Residence Zone (§167-75).

Mrs. Barbara Rooney, 75 Two Rod Highway, Wethersfield, CT appeared before the Board seeking a variance to construct a garage addition. Mrs. Rooney entered into the record drawings of the existing garage along with the proposed garage. She stated that they are having problems with storage in the current garage. She also entered into the record a letter from her neighbor stating that they do not have a problem with this application. Mrs. Rooney stated that this variance is for an additional 200 square feet to be added on to the current garage. She would like to extend the garage 10 feet forward into the driveway.

Chairman Borea verified that the only variance they are requesting is to come out 10' from the existing garage; he also confirmed that this area already has a variance. Mrs. Rooney stated that this was correct.

Commissioner Cholewa questioned which neighbor the letter is from and if the garage will be going any closer to the side yard. Mrs. Rooney stated that it was from the D'Aprile's and that the addition will only be going forward 10'.

Mr. O'Connor confirmed that there is a side yard encroachment variance on this garage; however, she is not looking to go any further into the side yard, only forward.

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. 5876-2004 Kathleen A. Bagley for the Town of Wethersfield** seeking a variance to erect a banner approximately 4' x 10' not permitted (renewal) at 156 Prospect Street, south side, A-1 Residence Zone (§167-135).

Ms. Kathleen A. Bagley, 22 Garvan Street, Newington, CT, Director of Recreation and Parks, Town of Wethersfield appeared before the Board seeking a variance to erect a 4' x 10' banner at 156 Prospect Street. Ms. Bagley stated that this sign was approved a year ago and placed in front of the Moeller Home which will be converted into the

Wethersfield Nature Center. She stated that the banner is not up currently, however, they would like to put the banner up again. She stated that that banner says "Future home of the Eleanor Buck Wolf Nature Center".

Commissioner Falvo, Jr., questioned why the banner is currently not displayed. Ms. Bagley stated that there was a little vandalism, so it was taken down the later part of the summer.

Commissioner Cholewa stated that the application states temporary and questioned if there was a timeframe to having this banner displayed. Ms. Bagley stated that the goal is to have construction started in a few months and completion by next spring.

Chairman Borea questioned the length of time for the previous variance. Mr. O'Connor stated that it was approved for a year.

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. 5860-2004 Rana Automaster LLC** seeking a variance to display and rent vehicles and trailers (renewal) at 1652 Berlin Turnpike, east side, Business No. 2 Zone (§167-16).

**APPLICATION NO. 5877-2004 Rana Automaster LLC** seeking a special exception for a general repairer's license (renewal) at 1652 Berlin Turnpike, east side, Business No. 2 Zone (Article 25).

Mr. Anees Rana, 1652 Berlin Turnpike, Wethersfield, CT appeared before the Board seeking a variance to display and rent vehicles and trailers and seeking a special exception for a general repairer's license. He stated that these are both renewals.

Chairman Borea confirmed that there have been complaints regarding there being more than seven (7) vehicles parked in the lot overnight, unregistered vehicles and that there is debris. Chairman Borea also questioned if he is selling vehicles on the premises. Mr. Rana stated that he personally has never sold vehicles on his premises; however, there was a time when his employee was selling a vehicle. Mr. Rana stated that he has picked up the debris; and as for the other complaints Mr. Rana stated that he is having a hard time complying with the stipulations of not have more than seven vehicles parked in the parking lot, and no parking of unregistered motor vehicles. He stated that there are times when his customers do not want to have their cars fixed and they just leave the cars on his premises and take their license plates; he stated that at these times he has to go to the Department of Motor Vehicles and do the necessary paperwork to have these abandoned vehicles junked. Mr. Rana also stated that there are times when he cannot finish the repairs in one day and the cars have to be left outside because he only has space in the garage for two vehicles. Mr. Rana stated that at these times he cannot leave his dealer plates on these vehicles because the plates get stolen. Mr. Rana also stated that there are times when his customers will leave their cars there at night for him to work on the following day.

Chairman Borea declared that these are rules and they are being broken so often that the police have had to go down to the business and issue a ticket. Chairman Borea stated that this is a real problem. Mr. Rana stated that he is trying the best he can to rectify these problems.

Chairman Borea questioned how many vehicles are left outside. Mr. O'Connor stated that this varies. Mr. O'Connor stated that he feels that this has gotten better; however, there seems to be an ongoing problem with inoperable vehicles and signage on the street. Mr. O'Connor stated that there is a sign out there tonight. Mr. Rana stated before he put this sign out he could hardly pay his bills; since he has put this sign out his business has picked up. Chairman Borea verified that this is an unauthorized sign. Mr. O'Connor stated that this is correct.

Commissioner Cholewa questioned the need for the variance; questioning if rental vehicles are prohibited in Town. Mr. O'Connor stated that that was correct. Commissioner Cholewa also questioned the hardship; adding that this was left blank on the application.

Mr. O'Connor stated that in a case like this it is a use variance.

Commissioner DeAngelo questioned if the seven (7) vehicle variance is only for the front of the building or if it is for the whole premises. Commissioner Falvo, Jr. stated that there is no room in the back of the building; therefore, he only has the front of the building. Commissioner Falvo, Jr. stated for the record that it is his opinion that it seems that the only time Mr. Rana tries to comply with the variances is when it is time for renewal.

Mr. Rana stated that he is trying to rectify the problem of inoperable vehicles. He stated that he is trying not to keep junk cars any more. He stated that if his customers do not want to have their cars fixed then they will have to take the car back right away. Mr. Rana stated that if they do not; then he will complain to the police and have them issue a ticket.

Chairman Borea questioned how many vehicles can fit on the premises. Mr. Rana stated that twenty (20) cars can fit on the premises; however, he would like to be able to park a maximum of ten (10) vehicles.

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. 5878-2004 1000 Silas Deane LLC** seeking a variance to display a 20' x 4' real estate sign attached to front of building larger than permitted (renewal) at 1000 Silas Deane Highway, east side, Industrial Zone (§167-16).

Mr. Al Scafati, Press Cuozzo, 2751 Dixwell Avenue, Hamden, CT appeared before the Board on behalf of 1000 Silas Deane LLC seeking a variance to display a 20' x 4' real estate sign at 1000 Silas Deane Highway.

Chairman Borea verified that the hardship is that the building is set too far back from the road. Mr. Scafati stated that this is correct.

Commissioner Cholewa questioned how far the building is set back. Mr. O'Connor stated that the building is set back about 25', however; the variance is for the banner. Commissioner Cholewa questioned why the hardship would be that the building is set too far back from the road.

Commissioner Falvo, Jr. stated that he feels that the real issue is that the building is just so large that it needs a larger sign to try to promote a sale. Commissioner Cholewa questioned if there are a lot of sales from drive bys as opposed to listings. Mr. Scafati stated that signage is the most important aspect of the real estate business. He feels that about 75% of business is brought in by signs.

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

Bruce T. Bockstael, Clerk

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC MEETING  
August 23, 2004**

The Wethersfield Zoning Board of Appeals held a public meeting, immediately following the public hearing, on

August 23, 2004 at 7:00 PM in the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Morris R. Borea, Chairman  
Thomas J. Vaughan, Jr., Vice Chairman  
Bruce T. Bockstael, Clerk  
Frank A. Falvo, Jr.  
Matt Cholewa  
Gina P. DeAngelo, Alternate

**ABSENT:** Steven F. Clarke  
Craig S. Pinney, Alternate

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

### **DECISIONS FROM PUBLIC HEARING**

**APPLICATION NO. 5875-2004 Barbara E. Rooney** seeking a variance to construct a garage addition having less than the required side yard at 75 Two Rod Highway, north side, AA Residence Zone (§167-75).

Upon motion made by Commissioner Falvo, Jr., seconded by Chairman Borea and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted.

---

**APPLICATION NO. 5876-2004 Kathleen A. Bagley for the Town of Wethersfield** seeking a variance to erect a banner approximately 4' x 10' not permitted (renewal) at 156 Prospect Street, south side, A-1 Residence Zone (§167-135).

Upon motion made by Commissioner Bockstael, seconded by Commissioner Falvo, Jr., and a poll of the Board it was unanimously voted that the above application **BE APPROVED** for a period of one (1) year.

---

**APPLICATION NO. 5860-2004 Rana Automaster LLC** seeking a variance to display and rent vehicles and trailers (renewal) at 1652 Berlin Turnpike, east side, Business No. 2 Zone (§167-16).

Upon motion made by Chairman Borea, seconded by Commissioner Falvo, Jr., and a poll of the Board it was unanimously voted that the above application **BE APPROVED** for a period of six (6) months with the following stipulations:

1. Rental vehicles including trailers shall be limited to four (4).
2. Rental vehicles must be parked on the south side of the property behind the building line.

---

**APPLICATION NO. 5877-2004 Rana Automaster LLC** seeking a special exception for a general repairer's license (renewal) at 1652 Berlin Turnpike, east side, Business No. 2 Zone (Article 25).

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** for a period of six (6) months with the following stipulations:

1. Not more than ten (10) vehicles may be parked overnight on the premises;
  2. No parking of unregistered motor vehicles on the premises;
  3. No outside accumulation of parts or unused tires;
  4. No parking over the building line;
  5. No commercial parking;
  6. No motor vehicles to be offered for sale or sold
-

**APPLICATION NO. 5878-2004 1000 Silas Deane LLC** seeking a variance to display a 20' x 4' real estate sign attached to front of building larger than permitted (renewal) at 1000 Silas Deane Highway, east side, Industrial Zone (§167-16).

Upon motion made by Commissioner Falvo, Jr., seconded by Commissioner DeAngelo and a poll of the Board it was unanimously voted that the above application **BE APPROVED** for a period of one (1) year.

---

### **APPROVAL OF MINUTES**

Upon motion made by Commissioner Falvo, Jr., seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that the minutes of [June 28, 2004](#) and [July 26, 2004](#) **BE APPROVED**.

### **ADJOURNMENT**

The meeting was adjourned at 7:45 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN BOREA

Bruce T. Bockstael, Clerk