

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**February 25, 2013**

The Wethersfield Zoning Board of Appeals held a public hearing on February 25, 2013 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Daniel Logan, Vice Chairman  
Mark Rudewicz, Clerk  
Eugene Ziurys, Jr.

**ABSENT:** Morris Borea  
Robert Cobb, Alternate  
Paul J. Leblanc, Alternate  
David Gustafson, Alternate

**Also Present:** Fred Valente –Building Official

Chairman Vaughan, Jr. opened the meeting at 7:00PM. He explained the procedures of the Meeting and Hearing and explained that because there are only four Board Members present the vote must be unanimous for the application to be granted. He explained that because of this the Applicant has the option of coming back next month at no additional charge to them. He asked if anyone wanted to speak on anything other than what was on tonight's Agenda. There was no one from the audience who wished to speak.

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Chairman Vaughan, Jr. asked if he would like to postpone his hearing until next month; Mr. Bockstael stated he would like to be heard tonight.

**Application No. 6115-13. Bruce Bockstael**, seeking a variance to post different temporary signs multiple times a year at 150 Prospect Street, South side, A-1 Residential Zone, (§6.3G6).

Mr. Bruce Bockstael, 255 Crest Street, Wethersfield, CT appeared before the Board representing Wethersfield United Methodist Church, 150 Prospect Street, Wethersfield, CT seeking a variance to post different temporary signs multiple times a year.

Mr. Bockstael presented informational handouts to the Board Members. Mr. Bockstael explained this Church is very active and they have a lot of events during the year. He stated that they would like display various signs during the year. He stated that they have Community Events, Youth Programs, Basketball Events, etc. which they would like to display a sign fore. He added that at no time would there be two signs up. He stated that when the Church needs to use the frame for Events then the sign for the Nursery School will be taken down.

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Mr. Bockstael stated that the hardship for this application is that the 2' letter height is not readable from anyone driving by at any rate of speed. He stated that these are professionally made signs.

Chairman Vaughan, Jr. questioned if this is a renewal as he remembers there being a variance a few years ago. Mr. Bockstael stated that that variance was for a temporary sign for the Nursery School. They are now looking for something more permanent.

Chairman Vaughan, Jr. questioned if he would be willing to accept limitations. Mr. Bockstael stated that whatever the Board suggests. He did however state that they would like to have the signs up for 20 days for major events.

Chairman Vaughan, Jr. questioned the size of the sign. Mr. Bockstael stated that the sign would be 4' X 8' maximum.

Commissioner Ziurys stated that according to the application they have it states that the sign would be up for no more than 2 weeks. Mr. Bockstael stated that they would be fine with that; however, if possible he would like to amend that to be 20 days for major events.

There were no further questions or comments from the Board.

The following audience member requested clarification:

1. Ms. McCoy, Director for the Nursery School – She stated that she wants to confirm that the Nursery School sign is not limited to the two week limitation. She stated that ideally they would like to have their sign up from January to August which is their enrollment period. She stated that they are fine with taking their sign down when the Church has a sign to put up for special events.

Vice Chairman Logan confirmed that their sign is not limited to the two week period.

There were no audience members who wished to speak in favor of or in opposition to this application.

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Chairman Vaughan, Jr. asked if he would like to postpone his hearing until next month; Mr. Irace stated he would like to be heard tonight.

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**February 25, 2013**

**Application No. 6116-13. Michael Irace**, seeking a variance to continue the maintenance of a pool which will be located in the side yard at 20 Rosedale Street, West side, B Residential Zone, (§3.602).

Mr. Michael Irace, 20 Rosedale Street, Wethersfield, CT appeared before the Board seeking a variance to continue the maintenance of a pool located in the side yard at 20 Rosedale Street.

Mr. Valente explained to the Board the circumstances of this Application. He explained that it states the continued maintenance of a pool because they are putting in an addition which will make the existing pool be in the side yard. Mr. Valente explained that the Regulations state that pools are required to be in the rear yard.

Mr. Irace stated that the hardship for this application is that they do not want to have to move the pool into what would now be considered the rear yard because of the addition.

There were no further questions or comments by the Board.

There were no audience members who wished to speak in favor of or in opposition to this application.

WETHERSFIELD ZONING BOARD OF APPEALS  
Chairman Vaughan, Jr.

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Commissioner Rudewicz, Clerk

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**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
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Mark Rudewicz, Clerk  
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**ABSENT:** Morris Borea  
Robert Cobb, Alternate  
Paul J. Leblanc, Alternate  
David Gustafson, Alternate

**Also Present:** Fred Valente –Building Official

**DECISIONS FROM PUBLIC HEARING**

**Application No. 6115-13. Bruce Bockstael**, seeking a variance to post different temporary signs multiple times a year at 150 Prospect Street, South side, A-1 Residential Zone, (§6.3G6).

Upon motion made by Vice Chairman Logan, seconded by Commissioner Rudewicz and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as with the following modifications:

1. Extend the two week requested period to 20 days per event.
2. Nursery School sign can be displayed anytime from January to August.
3. Only one sign may be displayed at any one time.
4. Sign can be no larger than 32 square feet.

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**Application No. 6116-13. Michael Irace**, seeking a variance to continue the maintenance of a pool which will be located in the side yard at 20 Rosedale Street, West side, B Residential Zone, (§3.602).

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

**WETHERSFIELD ZONING BOARD OF APPEALS  
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**APPROVAL OF MINUTES**

Upon motion made by Vice Chairman Logan seconded by Commissioner Rudewicz and a poll of the Board it was unanimously voted that the minutes of December 17, 2012 **BE APPROVED.**

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Chairman Vaughan, Jr. thanked Mr. Bockstael for his past service to the Board and stated it was a pleasure having him on the Board.

**ADJOURNMENT**

The meeting was adjourned at 7:25 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN VAUGHAN, JR.

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Commissioner Rudewicz, 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 Rudewicz, Clerk