



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, AUGUST 4, 2021
DRAFT MINUTES**

ROLL CALL: 6:00 PM

ATTENDANCE: Commissioners: D’Amato, DiMatteo, Doyle, Harris, and Boorman;
Brittany Bermingham, ZEO and Secretary to ZBA

The Zoning Board of Appeals held a public hearing in the Legislative Chambers at Town Hall, 50 South Main Street, on Wednesday, August 4, 2021, at 6:00 p.m., to hear and act on the following petitions:

#09-21 **95 Brewster Road-** Petition of Ilana and Steven Bernstein, requesting a variance per plans on file, to section 177-20, Obstructions in Yards. Requesting a +/- 1-foot variance to the required 35-foot rear-yard setback for a proposed enclosed stairwell adjacent to the garage. **R-13 ZONE**

At the meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Harris made a motion to grant the petition; Second by Commissioner Boorman. In reaching its decision, the Board found the following conditions of the application to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. The variance will not adversely impact neighboring properties.
3. The home is on a corner lot making it subject to two front setbacks that restrict buildable area.

Voting in favor: Commissioners D’Amato, DiMatteo, Doyle, Harris, and Boorman (seated for Johnson)

Opposed: None

VOTE: 5-0; Petition granted.

#10-21 **136 South Main Street-** Petition of Hartford HealthCare Corporation, requesting multiple variances per plans on file, to section 177-33 Signage, including 177-33 (B)(2), which prohibits signage within 200 feet of a residence district, section 177-33(G)(2) (a)[1][c], which limits the size of total attached and freestanding signage for the property, and section 177-33(G)(2) (a)[1][d], which limits properties to one (1) freestanding sign per lot. **BN and RP ZONE**

At the meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner DiMatteo made a motion to grant the petition; Second by Commissioner D'Amato. In reaching its decision, the Board found the following conditions of the application to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. The variance will not adversely impact neighboring properties.
3. The proposed signage was deemed appropriate for the scale of the proposed building.
4. The property is located on a corner lot, which lends itself to a second freestanding sign.

The following condition was added pursuant to deliberations for petition #10-21:

5. Illumination of the attached sign on the south side of the building and the two freestanding signs at the parking lot entrances of South Main Street and Park Road will be turned off between the hours of 9:00PM and 6:00AM.

Voting in favor: Commissioners D'Amato, DiMatteo, Doyle, Harris, and Boorman (seated for Johnson)

Opposed: None

VOTE: 5-0; Petition granted.

- Approval of minutes from the regular meeting held on May 19, 2021 and June 16, 2021 were postponed due to lack of quorum and will be scheduled for approval on the next meeting date.
- Adjournment (Motion: DiMatteo; Second; Harris/Approved. Meeting adjourned at 7:12 pm)