Zoning Board of Appeals
Town of West Hartford – Department of Community Development
50 South Main Street, Room 217, West Hartford, CT 06107
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TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, FEBRUARY 12th, 2025
REGULAR MEETING
MINUTES

ROLL CALL: **7:00 PM**

ATTENDANCE: Chair: D'Amato; Vice Chair: Harris; Commissioners: DiMatteo, Thompson, and Kalvaitis; Staff: Sam Santaniello, Zoning Enforcement Officer.

The Zoning Board of Appeals met in Room 314, 50 South Main Street, West Hartford on Wednesday, February 12th, 2025, at 7:00 p.m., to act on the following items:

OLD BUSINESS/PUBLIC HEARING:

#15-24 **28 North Main St** – Petition of Matt Haskell, Architect, on behalf of North Main Holdings LLC, requesting a variance to Section 177-33H(2)(a)[3] stating signs must be set 15 ft from the street line. Requesting a +/-10.5' variance to the required 15' street line setback off of the western property line to place a 16sqft Illuminated D/F sign. Per plans on file. **RO Zone**

Commissioner D'Amato Closed public hearing.

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

Commissioner Thompson made a motion to approve the variance; Second by Commissioner Harris. During its discussions and deliberations on this matter, the board made the following findings:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. The variance request will not adversely impact neighboring properties as the request is minor in nature
3. The applicant was able to demonstrate hardship. The lot itself is uniquely configured compared to others in town and due to the fact that there is a significant down grade driveway, as well as manmade and natural obstructions to the signage area.

4. The height of the sign must be reviewed by the engineering department to make sure height of sign is not an obstruction for on coming motorists.

Voting in favor: Commissioners D'Amatto, DiMatteo, Kalvaitis, Thompson, Harris.

Opposed: **None**

Vote: 5-0 Variance Granted

NEW BUSINESS/PUBLIC HEARING:

#01-25 **31 West Maxwell Drive** - Petition of Claudia Martin-Nungaray, requesting a Special Exception approval for a customary home occupation to operate a home bakery business as an accessory use to the residence for a period of one (1)-year per section 177-49(C) of the zoning ordinances and per plans on file. **R-13 Zone**

Commissioner D'Amato closed public hearing.

At the regular 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 Kalvaitis. In reaching its decision, the Board granted the petition with the following conditions:

1. This permission is granted for a period of one (1) year. At that time, the applicant will be notified of the requirement to renew this permit. Failure to renew will render this approval void.
2. The hours of operation shall be: **Monday-Friday**: 3:00 p.m.-6:00 p.m., **Saturday Sunday**: 9:00 a.m.-2:00 p.m.
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. Customer parking is to be on-site at the property.
5. Signage for the business is not permitted.

Voting in favor: Commissioners D'Amatto, DiMatteo, Harris, Thompson, and Kalvaitis

Opposed: None

VOTE: 5-0; Petition Granted.

#02-25 **158 Brewster Road** – Petition of Debra M Borrero, requesting a Special Exception approval for a customary home occupation to operate a Reiki business as an accessory use to the residence for a period of one (1)-year per section 177-49(C) of the zoning ordinances and per plans on file. **R-13 Zone**

Commissioner D'Amato Closed public hearing.

At the regular 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 Harris. In reaching its decision, the Board granted the petition with the following conditions:

1. This permission is granted for a period of one (1) year. At that time, the applicant will be notified of the requirement to renew this permit. Failure to renew will render this approval void.
2. The hours of operation shall be: **Monday-Friday**: 8:00 a.m.-8:00 p.m.
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. Customer parking is to be on-site at the property.
5. Non-resident employees are not permitted.
6. Signage for the business is not permitted.

Voting in favor: Commissioners D'Amatto, DiMatteo, Harris, Thompson, and Kalvaitis

Opposed: None

VOTE: 5-0; Petition Granted.

Adjournment: 8:02pm