Zoning Board of Appeals
Town of West Hartford – Department of Community Development
50 South Main Street, Room 208, West Hartford, CT 06107
P: (860) 561-7555 www.westhartfordct.gov

TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, SEPTEMBER 17, 2025
REGULAR MEETING
MINUTES

ROLL CALL: **7:00 p.m.**

ATTENDANCE: Chair: D'Amato; Vice Chair Harris; Commissioners: Thompson and Kalvaitis; Alternate Robinson; Staff: Robert Gosselin, Associate Planner; Sam Santaniello, Zoning Enforcement Officer; Robert Isner, Assistant Zoning Enforcement Officer.

At this meeting Alternate Commissioner Robinson was seated for Commissioner DiMatteo.

The Zoning Board of Appeals met in Room 314, 50 South Main Street, West Hartford on Wednesday, September 17, 2025, at 7:00 p.m., to act on the following items:

Prior to the consideration of the first agenda item, Chair D'Amato moved to amend the order of the agenda. The motion was seconded by Commissioner Thompson and passed with no objection. The proposed amendment was to hold the public hearing, followed by subsequent deliberation and a vote on Petition **#05-25,** prior to the hearing, deliberation, and vote on Petition **#04-25**. The motion passed 5-0.

NEW BUSINESS/PUBLIC HEARING:

#04-25 **40 Wiltshire Lane** – Appeal by Michael Cervone, of an order issued by Zoning Enforcement Officer, Sam Santaniello, on May 22, 2025 which required the removal of an on-site recreational vehicle. The order was made on the basis that the accessory use table, §177-6(C) found under attachment 2 to chapter §177, row #3 states "motor vehicles bearing current Connecticut passenger registration" as an allowed accessory use but does not allow for recreational vehicles which no not bear passenger registration. **R-10 Zone**

Parties present:
On behalf of the Property Owner(s)/Appellant(s): Michael & Jennifer Cervone
On behalf of the Town of West Hartford Zoning Division: Zoning Enforcement Officer, Sam Santaniello, and Assistant Zoning Enforcement Officer, Robert Isner.

Chair D'Amato opened the public hearing. All individuals intending to testify were sworn in.
The Appellant presented evidence in support of the appeal, including documentation marked as Appellant's Exhibits A through G. Members of the Board asked questions of the individuals present on behalf of the Appellant.

Individuals present on behalf of the Town's Zoning Division presented its position, including documentation marked as the Appellee's Exhibits 1 through 3. Members of the Board asked questions of the individuals present on behalf of the Town's Zoning Division.

The public hearing concluded by a motion to close the hearing from Commissioner Robinson and seconded by Commissioner Thompson. **Public Hearing Closed; Vote: 5-0**

The ZBA entered deliberation on the appeal and the following action was taken:

Commissioner Robinson made a motion to affirm the Zoning Enforcement Officer's decision and to modify the June 17, 2025 Enforcement Order to grant a 60-day stay of further enforcement action, starting from the date of the public hearing; seconded by Commissioner Harris.

During its discussions and deliberations on this matter, the board considered the evidence in the record and made the following findings:

1. The Zoning Enforcement Officer correctly interpreted the zoning ordinances as not permitting the storage of recreational vehicles,
2. The Zoning Enforcement Officer's ruling is consistent with past interpretations that have been brought before the ZBA previously.
3. The Zoning Enforcement Officer was justified in the issuance of the subject cease and desist order.

Voting in favor: Commissioners D'Amato, Harris, Thompson, Kalvaitis, and Robinson

Opposed: none

VOTE: 5-0; Motion Passed, Appeal Denied

#05-25 **16 Sedgwick Road** – Petition of Robert Udolf, on behalf of Udolf Enterprises LLC, requesting a Variance of:

§177-32.E(7) Setting the minimum parking setback from habitable windows at 15', Requesting a +/-10' variance to the required window setback. and;

§177-32.E(8)(D) Which sets the ratio of compact parking spaces at 1 compact space per 6 spaces. Requesting an increase in ratio of compact spaces to 1 compact space per 3 spaces. Per plans on file. **RM-3 Zone**

By motion of Commissioner Harris and seconded by Commissioner Thompson, **Public Hearing Closed; Vote 5-0**

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; Seconded 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. As demonstrated, the site is currently deficient and legal non-conforming to the parking requirement, is challenged by steep topography on multiple sides of the building, and a watercourse on the other side. In addition to the slope, the proximity of the existing garage doesn't allow for parking expansion to the rear of the building.

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

Opposed: None

VOTE: 5-0; Variance Granted.

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1. Approval of minutes from the regular meeting held on July 16th, 2025
   Motion: D'Amato; Second: Harris; (Thompson abstained) Approved 4-0-1

2. Adjournment at 8:37 p.m.