

**ZONING BOARD OF APPEALS –REGULARLY SCHEDULED MEETING
MONDAY, DECEMBER 1st, 2025, 7:30 P.M.
ZOOM MEETING PLATFORM (DRAFT)**

I. Call to Order

Chair Isaacson called the meeting to order at 7:30pm. She shared the unfortunate news that Commissioner Shirley Williams passed away. A moment of silence was held in her honor.

II. Roll Call

Present: Jacqueline Isaacson, Chair; Alan Budkofsky, Seth Pitts, Pansy Archer, Shelby Maybin
Absent: Stephanie Calhoun; Vivilyn Smith

Also Present: Mr. Alex Samalot, Zoning Enforcement Officer; and Ms. Rebecca Jones, Recording Secretary.

III. Approval of Minutes

- a. December 1, 2025

Motion to approve the December 1, 2025 meeting minutes as amended made by Commissioner Budkofsky; seconded by Commissioner Pitts and approved unanimously by a 5-0-0 vote.

Motion to amend the agenda to hear Agenda Item 4B – Variance Request for 10 East Wintonbury Avenue before Agenda Item 4A – Variance Request for 919 Blue Hills Avenue made by Commissioner Budkofsky; seconded by Commissioner Pitts and approved unanimously by a 5-0-0 vote.

IV. Public Hearings

- a. 10 East Wintonbury Ave—Applicant/Owner: Wintonbury Owners, LLC, for a Variance of the Zoning Regulations Section 8.1.C Nonconforming Uses of Land and Section 3.3.C (Principal Uses and Structures of the R-15 District), to expand the legal preexisting nonconforming multifamily use to 111 units according to the plans submitted.

Motion to table this application to the February 2, 2026 regular meeting made by Commissioner Budkofsky; seconded by Commissioner Maybin and approved unanimously by a 5-0-0 vote.

- b. 919 Blue Hills Ave—Applicant/Owner: Dan Preniqi, for a Variance of the Zoning Regulations Section 4.5.C Note 1 (Bulk Requirements front yard parking setback) and Section 8.1.C.1 (Nonconforming Uses of Land) expand the legal preexisting nonconforming car dealer and repairer vehicle storage area including the front yard setback and abandon the preexisting legal nonconforming fueling station use and associated structure according to the plans submitted.

Architect John Clark was present on behalf of the applicant. The subject property is located at 919 Blue Hills Avenue. It is situated in the Blue Hills Gateway District (GWD) which lists automotive uses as allowed by Special Permit. The owner/manager is Dan Preniqi who is operating a business called "AXA Car Sales & Repair, LLC". This property, originally zoned B-2, was approved for use as an automotive service station in 1962. The property was granted additional approvals in 1965 to conduct general repairs and/or the sale of used cars. Conditions at that time were established which indicated that "only three (3) cars may be displayed on the southerly side of the three-bay gasoline station; also, no more than two (2) cars owned by the applicant in the process of repair and for the purpose of resale can be stored outside." In 2018, a Special Permit modification to increase the number of cars at the existing dealer and repair service was applied for and granted. The approval was granted and subject to conformance with a submitted site plan. The site plan shows vehicles limited to ten cars for sale with seven repair spaces and seven customer spaces, all totaling twenty-four spaces. This approval is for the specific use and structures identified in the application. Changes related to the use or the structure will require new approvals from the Town Plan and Zoning Commission.

Mr. Clark reviewed the proposed site plan changes, which include additional spaces, a newly designed vehicle display for sales, repair and customer parking. Though the number of spaces increases from 24 to 28, and an increase turning radius. Fire marshal comments were reviewed. Several plantings are proposed along Blue Hills Avenue. The applicant would also like to remove the canopy and introduce a snow shelf at the far west end of the property. Vehicles to be serviced prior to sale will be parked behind and to the rear (west) of the building. Every effort will be made to enhance the appearance of the property.

Mr. Samalot shared excerpts from his staff report. He recommends that no changes be made to the southern property boundary and recommends that the Town Plan & Zoning Commission review the safety of the proposed configuration. There will be many residences abutting a portion of this area and he recommends no increase of vehicles in this area. There was discussion related to the number of vehicles currently on the lot as Mr. Samalot has received several resident complaints in recent months. He reviewed photos of current conditions.

Chair Isaacson confirmed that the applicant is not requesting any additional parking at the rear of the building. Commissioner Maybin asked why there is such an overflow of vehicles on the lot. There was extensive discussion related to the designated parking spots for customers. Commissioner Budkofsky requested that vehicles for sale be clearly marked with a "For Sale" sign. He also asked the applicant if they would be comfortable posting some type of bond to ensure compliance with the conditions of the variance. Commissioner Archer noted that she saw 39 cars on the lot when she drove by recently.

Daniel Hodgkins, 121 Holcomb Street, Hartford, CT, is a school counselor at Oak Hill School and he has worked with the owners to find jobs on site for his students with special needs. The owner is very accommodating and cares about the community.

Raymond Bell, 79 Long View Drive, Windsor, CT, spoke in favor of this application. He has lived in the area for decades and noted that the site looks much better since the current owner took over. This business will be an asset to the town as he has purchased several reliable vehicles from this owner.

Chair Isaacson reviewed the conditions of the variance with Mr. Samalot. The commissioners expressed hesitation related to compliance. Commissioner Budkofsky opined that this is the wrong operation for this location and there should be no expansion. Commissioner Maybin expressed concern regarding traffic backing up onto Maplewood Avenue.

Motion to close the public hearing made by Commissioner Budkofsky; seconded by Commissioner Maybin and approved unanimously by a 5-0-0 vote.

Chair Isaacson opined that the customer parking spaces should remain at seven, giving the applicant four more parking spaces for cars for sale. Commissioner Archer asked about further clarification related to the bond proposed by Commissioner Budkofsky.

Motion to approve the variance request for 919 Blue Hills Avenue, Applicant Dan Preniqi, for Section 4.5.C Note 1 ((Bulk Requirements front yard parking setback) and Section 8.1.C.1 (Nonconforming Uses of Land) to expand the legal pre-existing nonconforming car dealer and repairer vehicle storage area including the front yard setback and abandoning the preexisting legal nonconforming fueling station use and associated structure according to revised plans dated August 15, 2025 with the following conditions:

- All the cars for sale be clearly marked with 'For Sale' signs in the windshield; and
- No reduction in customer parking (to remain 7 customer parking spaces) resulting in four additional cars for sale (from 10 to 14 cars for sale).

made by Commissioner Budkofsky; seconded by Commissioner Pitts and approved by a 4-1-0 vote.

V. Old Business

Mr. Samalot requested all members be present at the next meeting. There will be an executive session next meeting after the public hearing.

VI. New Business

None.

VII. Adjournment

It was moved by Commissioner Budkofsky, seconded by Commissioner Maybin and voted unanimously to adjourn the meeting at 9:12 p.m.