

ZONING BOARD OF APPEALS –REGULARLY SCHEDULED MEETING
MONDAY, MARCH 3RD, 2025, 7:30 P.M.
ZOOM MEETING PLATFORM
(DRAFT)

Present: Chair Jacqueline Isaacson, Secretary Shirley Williams, Commissioner Mark Mitchell, Commissioner Seth Pitts, Commissioner Alan Budkofsky, Alternate Pancy Archer, and Alternate Harvey L. Frydman

Absent: Alternate Thomas Moore

Also Present: Ms. Lynda Laureano, Assistant Director of Building and Land Use, Mr. Alex Samalot, ZEO, Crumbie Law on behalf of the Town of Bloomfield (Ashley Moore, Maxelle Neufville, and Andrew Crumbie).

I. Call to Order: Chair Jacqueline Isaacson called the meeting to order at 7:35 p.m.

Secretary Shirley Williams read the call, which appeared in the Hartford Courant to open the hearing. Assistant Director Laureano explained the applicant had requested an extension to the March 3rd 2025 meeting.

II. Roll Call: A Quorum was established with five members and one alternates (a second alternate arrived after Roll Call).

III. Approval of the Minutes

Commissioner Pitts made a motion to approve the minutes with minor revisions, Secretary Williams seconded the motion. The Commission voted unanimously to approve the motion.

IV. Public Hearings New:

a. 69 Brown Street—Applicant/Owner: Anthony Maulucci, Principal & Manager of Maulucci Properties LLC, for an appeal of the November 7, 2024, Cease and Desist Order.

Athony Maulucci, property owner and owner of businesses located at 69 Brown Street introduced himself for the record. He stated he mailed notification and has notarized the sign affidavit. Mr. Maulucci stated his grandfather had a construction business in 1941 and family members owned the property and used it for various purposes.

Mr. Maulucci stated his opinion that the Cease and Desist is related to a separate work without permit case. Mr. Maulucci stated his family has done construction in Town for over 60 years and believes his businesses are legally nonconforming. Mr. Maulucci stated he believes record of commercial vehicles tax/registration should be available and support his claim.

Mr. Maulucci stated he bought the property around 2020-2021, and New Haven Bank granted him a commercial mortgage which involved correspondence with Assistant Director Laureano (Ms. Laureano) who was ZEO at the time. Mr. Maulucci stated he had other correspondence with the Zoning Department including being asked to remove and dissolve a mini excavator rental business which he stated that he did. He stated M&M Construction had been there since the 1970's and there have been no complaints from neighbors to his knowledge.

Ms. Laureano responded to Mr. Maulucci's statement. She stated she had written a general Zoning Compliance letter about the zone that the property was in and it did not include commercial activity being permissible.

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Ms. Laureano outlined in the staff report Mr. Maulucci's business records from the subject property were all recently established businesses per Town and State records. She stated that Mr. Maulucci does not reside at the subject property.

Ms. Laureano stated the CT Secretary of State Filing currently shows a commercial storage business registered to the subject property. Ms. Laureano stated that Home Occupation is the only business use permitted, but Mr. Maulucci did not meet the requirements to have a home occupation. She further stated that Mr. Maulucci has not provided any evidence that would qualify to have a "grandfathered use." Her staff report recommended ZBA uphold the Cease and Desist. She recommended continuing the hearing to the next scheduled meeting to provide the board with extra time to consider the evidence presented and the applicant time to respond.

Chair Jacqueline Isaacson stated she would like more time to process the information.

Mr. Maulucci stated he plans on delivering more materials to support his case in response to the recent staff report. He stated a significant amount of construction was performed by Maulucci construction, that it has been in operation since 1941, and stated it was located on 69 Brown Street. He stated the Town should have records to support his case.

Mr. Maulucci believes the Cease and Desist was related to a previous work without permits case. He stated his father lives on the property full time, and there is a history of family on the property. Mr. Maulucci stated his LLCs are only using the property for mailing/reference purposes and businesses/commercial activity occurs outside of Bloomfield. He stated the mini excavators on the property are not for a commercial rental business and he stated staff can inspect the property.

Mr. Maulucci stated he is planning on bringing tax records and more information to support his case. There was commission correspondence about the need to bring paper records and possibly legal representation to the next meeting.

Commissioner Alan Budkofsky made a motion to continue the public hearing to April 7th, 2025, 69 Brown Street—Applicant/Owner: Anthony Maulucci, Principal & Manager of Maulucci Properties LLC, for an appeal of the November 7, 2024, Cease and Desist Order. Commissioner Seth Pitts seconded the motion and the commission voted unanimously to approve the motion.

VI. New Business:

Chair Jacqueline Isaacson asked if there were updates on other items. There was a discussion of the legal representation of the Town and the procedure to receive a new application.

VIII. Adjournment:

Commissioner Alan Budkofsky made a motion to adjourn the meeting at 8:52 p.m., and Commissioner Seth Pitts seconded the motion. The Commission voted unanimously to approve the motion.

NEXT MEETING: April 7th, 2025

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(A video recording of the meeting can be found on the town's website at: www.bloomfieldct.gov or contact the Land Use office at 860-769-3515)