

**ZONING BOARD OF APPEALS –REGULARLY SCHEDULED MEETING  
MONDAY, JUNE 9th, 2025, 7:30 P.M.  
ZOOM MEETING PLATFORM (DRAFT)**

Present: Chair Jacqueline Isaacson, Secretary Shirley Williams, Commissioner Alan Budkofsky, Commissioner Mark Mitchell, Alternate Pansy Archer, and Alternate Harvey Frydman

Absent: Alternates Thomas Moore and Seth Pitts

Also Present: Ms. Lynda Laureano, Assistant Director of Building and Land Use; Mr. Alex Samalot, Zoning Enforcement Officer; Attorney Ashley Moore of Crumbie Law on behalf of the Town of Bloomfield; and Rebecca Jones, Recording Secretary.

**I. Call to Order**

Chair Isaacson called the meeting to order at 7:38pm. Commissioner Williams read the call, which appeared in the Hartford Courant.

**II. Roll Call**

A quorum was established with four regular members and two alternate members. Commissioner Frydman was seated as a voting member.

**III. Approval of Minutes**

**a. April 7, 2025**

**It was moved by Commissioner Williams and seconded by Commissioner Mitchell to approve the April 7, 2025 meeting minutes. The motion passed unanimously.**

**It was moved by Commissioner Budkofsky and seconded by Commissioner Williams to move Agenda Item 5: Old Business to be heard before Agenda Item 4: Public Hearings. The motion passed unanimously.**

**IV. Old Business**

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

Ms. Laureano provided clarification regarding the scope of the Cease-and-Desist order. Commissioner Budkofsky opined that Maulucci Construction should be allowed to stay but the lean-to structure must be removed within thirty (30) days. The commissioners discussed what type of vehicles should be stored in this garage structure. It was confirmed that there has never been any formal approval given by the Town of Bloomfield for commercial use on this property. Commissioner Frydman explained that historically, this property has always had commercial activity, and a formal approval process was likely not in place when the business began operation. Commissioner Williams noted that commercial taxes have never been paid for this property, and it does not qualify as a home-based business because the

residency requirement has not been met. Commissioner Archer questioned the approval for the lean-to structure and the Building Department is aware of the issue. The commissioners discussed the next best steps and Ms. Laureano provided guidance on potential motions.

**It was moved by Commissioner Budkofsky and seconded by Commissioner Frydman to uphold the Cease and Desist and modify it to allow Maulucci Construction only to remain in operation. The motion failed by a 2-3-0 vote.**

**It was moved by Commissioner Budkofsky and seconded by Commissioner Williams to uphold the Cease and Desist at 69 Brown Street as described in the Zoning Enforcement Officer's Cease and Desist Order. The motion passed unanimously.**

*Attorney Moore left the meeting at 8:21pm.*

## **V. Public Hearings**

- a. 79 Filley Street —Applicant: Anthony Doornweerd, Owner: Philip Crosby, for a Variance of the Zoning Regulations Section 6.4.I.8 (Permit Standards and Conditions, Grading) and Section 6.7.B.2.a (Retaining wall setback), to restore an excavated portion of his yard.

Applicant/owner Philip Crosby, 79 Filley Street, and his representative Anthony Doornweerd were present for discussion. Mr. Samalot shared notes from his staff report. This application is a variance request for a 5.5-foot reduction in the retaining wall setback, which would allow the wall to be 7 feet from all property boundaries. Mr. Samalot explained that the current condition includes an open face of soil that predates the current owner and does not meet current zoning regulations. Mr. Samalot reviewed the site plan. He noted that the applicant has provided necessary documentation, including a survey and engineering review, and has agreed to a consistent 7-foot buffer after receiving feedback from the Engineering Department. The commissioners discussed the proximity of the proposed wall to a town-owned parcel and wetlands, with Commissioner Budkofsky inquiring about the distance to a retention pond. Mr. Samalot confirmed that the wall would be at least 25 feet from the pond and that Mr. Castoldi is reviewing the wetlands aspect of the project.

Mr. Crosby shared his hardship. The existing slope in the vicinity of the proposed retaining wall slopes at a rate of 3' vertical to 5' horizontal, which is very steep. Flattening the slope would encroach upon the patio area while the retaining wall provides more useable area. Mr. Crosby learned that the slope was steepened on 79 Filley Street by a previous owner of 1 Larensen Ridge thereby making their property slope more gently, adjacent to the proposed retaining wall. Arnell Hines, 1 Larensen Ridge, shared his support for this project. He confirmed that he is the abutting property owner. Chair Isaacson confirmed that this application would be subject to wetlands review and closed the public hearing.

**It was moved by Commissioner Mitchell and seconded by Commissioner Frydman to grant the variance as requested for 79 Filley Street, Bloomfield, CT as follows: a Variance of the Zoning Regulations Section 6.7.B.2.a (5.5 foot reduction of the**

retaining wall setback), and Section 6.4.I.8 (Permit Standards and Conditions, Grading Table) to restore an excavated portion of his yard with a retaining wall. The motion passed unanimously.

**VI. New Business**

Chair Isaacson requested hard copies of application materials.

**VII. Adjournment**

**It was moved by Commissioner Mitchell, seconded by Commissioner Williams and voted unanimously to adjourn the meeting at 8:42 p.m.**