Present: Chair Jacqueline Isaacson, Secretary Shirley Williams, Commissioner Alan Budkofsky, Commissioner Mark Mitchell

Alternate: Commissioner Tiffany Mohammed (voted)

Absent: Commissioner Seth Pitts, Commissioner Tashna Morris-Daley, Commission Jennifer Marshall Nealy

Also Present: Mr. Giner, former Directory Planning of Economic Development, Ms. Lynda Laureano, ZEO, Mr. Michael D’Amato, Interim ZEO

I. Call to Order:

Chair Isaacson called the meeting to order at 7:47 p.m.

II. Roll Call:

A Quorum was established with 5 members.

Commissioner Williams read the legal notice as follows: this appeared in the Hartford Courant published February 22, 2021, and February 28, 2021, zone six. Legal notice for the Town of Bloomfield Zoning Board of Appeals, notice is hereby given that the Zoning Board of Appeals will conduct a public hearing at a meeting to be held on March 7, 2022, commencing at 7:30 p.m., via a Zoom Meeting Platform to consider the following: a) Application by Two Brothers, LLC from a Cease-and-Desist Order. Regarding non-compliance with previously issued Special Exception approval conditions, failure to renew Special Exception, vehicle storage in a manner not approved by PZC (Sec. 6.11), overnight vehicle storage not within a building (Sec. 4.1.D(4)(jj)); b) Application by Paul Benny for a variance to allow a lot line revision to bring proposed garage into setback conformance at 112 Tariffville Road in an R-40 zone. A full copy of the applications are available at the Planning Office at Town Hall, application material is also available on the Zoning Board of Appeals section of the website. At this meeting, interesting persons may be heard, and written communication received for information on how to attend this meeting virtually will be published on the board’s website and meeting agenda a minimum of 24 hours before the meeting. This was dated Bloomfield Connecticut, this 22nd day of February 2022, Zoning Board of Appeals, Shirley Williams, Secretary notice to Town of Bloomfield.

III. Public Hearing:

a. Application by Two Brothers, LLC from a Cease-and-Desist Order. Regarding non-compliance with previously issued Special Exception approval condition, failure to renew Special Exception, vehicle storage in a manner not approved by PZC (Sec.6.11), overnight vehicle storage not within a building (Sec. 4.1.D(4)(jj)).

Mr. Michael D’Amato stated this application was an appeal that was a decision that he wrote. Mr. D’Amato also stated they received a request from the Applicant for a continuance in order to have time to meet with staff and potentially review compliance issues. The Applicant requested postponing this application until the next ZBA Commission meeting which will be held on April 4, 2022. The Commission decided this application would be postponed without opening it up because there wasn’t anyone in the audience interested in this application.
b. Application by Paul Benney for a variance to allow a lot line revision to bring proposed garage into setback conformance at 112 Tariffville Road in an R-40 zone.

Mr. Paul Benney located at 112 Tariffville Road, Bloomfield, was at this meeting representing the application. His proposal involved the installation of a new garage replacing an old, dilapidated garage. Mr. Benney stated he purchased the property in 1986, and he wanted the new garage to match the Dutch colonial style of the house. He stated in order to accomplish that he must revise the lot line of the property at 108 Tariffville Road, which he also owns. Mr. Benney stated the lot line revision consist of moving it over approximately forty (40) feet, it won’t be completely in compliance, but it will make Mr. Benney’s property appear more uniformed.

Chair Isaacson asked if the property at 108 Tariffville Road which the section of land would be taken from non-compliance? Mr. Benney stated yes, and he emailed a PDF to the staff displaying the position of the properties. He had the properties surveyed, 112, 108 and the Old Road at the end of the old quarry. Basically, there was 1.4 acres there, they were all surveyed, and the proposal was to add approximately 6000 s.f., to his property. He would take from the old quarry and add it to the 108 Tariffville Road property there would be no change there because they added an extremely small amount. In the future, he may add that property to the main property but when he surveyed the properties, he understood that some of the old, abandoned road was added to his property. He didn’t want it completely added until he understood the liability of the cliff in that location. Mr. Benney stated 108 Tariffville Road will remain the same, and 112 Tariffville Road will gain 6000 s.f. He was interested in constructing a 24 x 24 garage which is a normal size garage with a small upstairs matching the Dutch colonial style of the house.

Chair Isaacson asked by taking the extra 6000 s.f., from 108 Tariffville Road would the garage be in compliance? Mr. Benney stated it would be in compliance because it would have the twenty-five (25) feet to the border. However, it will be a difficult site because its up against the septic system, but he wasn’t proposing to go any further back. It’s up against a drainage swale that’s considered wetlands. Mr. Benney was interested in eventually placing a tool shed across the drainage swale. It isn’t a stream because it doesn’t run year-round, however it does drain some water off the top of the ridge.

Mr. Benney submitted a PDF file which was a copy of the proposed property line modification summary and Ms. Laureano submitted the file to the ZBA Commission for their review. Chair Isaacson asked Mr. Benney did he discuss this with staff (ZEO) and were they in agreement with the proposed plan? Mr. Benney stated he has been before them twice, the first visit staff suggested surveying the property which was a great idea. The garage was to be constructed through a company that would provide architectural drawings (he’s also engineer) twenty by twenty (20 x 20) exist, but he wants twenty-four by twenty-four (24 x 24). Mr. Benney expressed the desire to raise the garage up about eight (8) to ten (10) inches in order to have a natural reflector for the water to go down into the drainage. He stated water was a concern in that area. Mr. Benney installed his own street drainage; he changed the driveway ten (10) years ago and he put trap rock frames all over the property. He stated the garage would be part of the upgrades on his land.

Commissioner Budkofsky asked were they discussing a variance of moving a lot line, and not approving the barn? Chair Isaacson answered, yes. Commissioner Budkofsky asked did the Applicant understand that statement? Mr. Benney answered, yes but he was hoping to move forward starting
architectural drawing or work with staff to get it in this year. Commissioner Budkofsky stated working is fine but putting it up involved other entities. Commission Budkofsky asked what size was lot 108? Mr. Benney stated it was thirty-seven thousand and ninety-six (37,960) square feet, .85 acres. Commissioner Budkofsky asked for 112’s size, Mr. Benney stated it started at .43. Commissioner Budkofsky asked were they both non-conforming lots, Mr. Benney answered, correct. Commissioner Budkofsky asked Mr. Benney was he taking two bad lots to make another bad lot? Mr. Benney stated he was created the best plan for this project.

Ms. Laureano stated the project will eventually be submitted to the IWW Commission. And Chair Isaacson closed the public hearing.

Commissioner Williams made a motion to approve the Application by Paul Benney for a variance to allow a lot line revision to bring proposed garage into setback conformance at 112 Tariffville Road in an R-40 zone. Commissioner Mitchell seconded the motion and the Commission voted unanimously to approve the motion.

IV. New Business:

   a. Discuss current Zoning Board of Appeals bylaws for possible updating.

   Mr. Laureano reviewed the bylaws with the Commission; however, the Commission did not have an opportunity to review the bylaw themselves. Chair Isaacson asked Mr. Laureano to make the revisions appear with the original material as well as the revised material so both could be reviewed by the Commission. She also asked all of the ZBA Commissioners to review the material and make comments. Commissioner Mohammed requested the material shareable.

V. Public Comments: None

VI. Approval of the minutes:


   Commissioner Budkofsky made a motion to approve the December 6, 2021, meeting minutes as amended, and Commissioner Williams seconded the motion. The Commission voted unanimously to approve the December 6, 2021; meeting minutes as amended.

VIII. Adjournment:

   Commissioner Mitchell made a motion to adjourn the meeting. Commissioner Budkofsky seconded the motion and the Commission voted unanimously to adjourn the meeting at 8:33 p.m.

NEXT MEETING: APRIL 4, 2022