Present: Chair Jacqueline Isaacson, Secretary Shirley Williams, and Commissioner Mark Mitchell were present at this meeting.

Alternate: Commissioner Tiffany Mohammed (voted)

Absent: Commission Jennifer Marshall Nealy, Commission Seth Pitt, Commissioner Alan Budkofsky

Also Present: Ms. Lynda Laureano, ZEO

I. Call to Order: Chair Isaacson called the meeting to order at 7:33 p.m.

II. Roll Call: A Quorum was established with 3 members and 1 alternate.

Commissioner Williams stated these were the public hearings continued from the April 4, 2022, ZBA Commission meeting, a) Appeal 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)), and b) Application by Globaltech Design, LLC for a variance request from Sec. 4.5.C of the Bloomfield Zoning Regulations to allow a front yard setback of 17ft, where 25ft is the minimum front yard setback required to construct a second entrance on the front of structure located at 3 Park Avenue in a GWD zone.

III. Public Hearing (continued):

- Appeal 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)).

Ms. Laureano received an email from Mr. Kenneth R. Slater, Jr., Attorney from Halloran & Sage, located at 225 Asylum St., Hartford, CT 06103, stating he wasn’t available, and he asked for a continuance. The Chair read the email from Mr. Slater regarding the continuance.

Commissioner Mitchel made a motion to grant the extension to the June 6, 2022, ZBA Commission meeting for the Appeal by Two Brothers, LLC for 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)). Commissioner Williams seconded the motion and the Commission voted unanimously to approve the motion.

IV. Public Hearing (New):

- Application by Globaltech Design, LLC for a variance request from Sec. 4.5.C of the Bloomfield Zoning Regulations to allow a front yard setback of 17ft, where 25ft is the minimum front yard setback required, to construct a second entrance on the front of structure located at 3 Park Avenue in a GWD zone.

Mr. Mark Mullins of Globalteh LLC, 45 Wintonbury Avenue, Bloomfield was here representing this application. At the April ZBA Commission meeting, Mr. Mullins stated the structure was two stories, and in the past it was approved for a business. The structure has a beauty salon on the first floor.
and a residential apartment on the second floor. There is an entrance plus a handicap entrance in the rear that goes to the 1st and 2nd floor. There is also a front entrance that goes to the 1st and 2nd floor. The applicant would like to put another entrance in front of the house exclusively for entrance into the 2nd floor. A diagram and google location of the property was shown indicating the entrances and the proposed entrance. The legal hardship was financial. Although there were detailed discussion concerning this matter it still needed clarification. The Commission recommended Ms. Laureano meet with the applicant to review the building on site and returned to the May 2, 2022, ZBA meeting for review of her research.

At this meeting, the collaboration between the two resulted in a resolution of the front entrance. A diagram was presented, the applicant and the Commission were in agreement with the new proposed plans for the entrance. The new proposed entrance was appropriate for the business and for the residential upstairs apartment. There will be one entrance in the front of the house, inside the house there are two entrances one exclusively for the upstairs and one exclusively for the business. The Chair closed the public hearing.

Commissioner Mitchel made a motion to approve the Application by Globaltech Design, LLC for a variance request from Sec. 4.5.C of the Bloomfield Zoning Regulations to allow a front yard setback of 17ft, where 25ft is the minimum front yard setback required, to construct a second entrance on the front of structure located at 3 Park Avenue in a GWD zone. The approval was subject to the plan presented at this meeting, the new deck proposal was 10 feet and 9 inches, the old proposal was 8 feet. Commissioner Williams seconded the motion and the Commission voted unanimously to approve the motion.

V. Old Business:
   a. Discuss current Zoning Board of Appeals bylaws for possible updating.

   This discussion was continued to the June 6 2022, ZBA meeting.

VI. Public Comments: None

VII. Approval of the minutes:
   a. March 7, 2022 and April 4, 2022

   Commissioner Williams made a motion to approve the March 7, 2022, meeting minutes, and Commissioner Mitchell seconded the motion. The Commission voted unanimously to approve the motion.

   The Commissioner tabled the approval of the April 4, 2022, meeting minutes until the June, 2022, ZBA meeting. The Commission seek clarification regarding a Commission member and an alternate voting in the same meeting while all five sitting Commission members were present, and voting.

VIII. Adjournment:

   Chair Isaacson adjourn the meeting at 8:21 p.m.

   NEXT MEETING: June 6, 2022

Town of Bloomfield ZBA Commission Meeting