ZONING BOARD OF APPEALS –REGULARLY SCHEDULED MEETING
MONDAY, FEBRUARY 2, 20266, 7:30 P.M.
ZOOM MEETING PLATFORM (APPROVED)

I. Call to Order

Chair Isaacson called the meeting to order at 7:30pm.

II. Roll Call

Present: Jacqueline Isaacson, Chair; Alan Budkofsky, Seth Pitts, Shelby Maybin, Stephanie Calhoun, Pansy Archer (arrived at 7:40pm)
Absent: Vivilyn Smith
Also Present: Mr. Alex Samalot, Zoning Enforcement Officer; and Ms. Rebecca Jones, Recording Secretary.

Chair Isaacson seated Commissioners Maybin and Calhoun as voting members.

III. Approval of Minutes

a. January 5, 2026

Motion to approve the January 5, 2026 meeting minutes as amended made by Commissioner Budkofsky; seconded by Commissioner Calhoun and approved unanimously.

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 118 units according to the plans submitted.

Attorney David Baram, Mr. Sam Sargeant, Mr. Marcus Puttock, and Mr. David Parisier were present on behalf of the applicant, Wintonbury Owners, LLC. The parcel is located within the R-15 Residential District. The 14.9 acre parcel is developed with 19 multi-family apartment buildings totaling 111 units.

The Windsor Crossing development was approved under the Garden Apartments (GA) Zoning District, which were adopted in 1969. The site of the existing development was rezoned from R-15 in April 1970. A preliminary site plan approval was granted in May 1970. The GA Zone was later repealed in April 1972 and the property subsequently reverted back to the R-15 Zone. An application was received prior to the GA zone repeal in April 1972 to develop in an existing GA zone. Final approval was granted for 10 East Wintonbury Avenue with 111 units in September 1972. The proposed project would consist of 7 new units, which were included in the number of approved units in the original approval. Attorney Baram provided minutes from these meetings as exhibits within the application.

Motion to take this application off the table and incorporate everything that was discussed on this application during this meeting prior to this motion into the official proceedings made by Commissioner Budkofsky; seconded by Commissioner Pitts and approved unanimously.

Mr. Puttock, (Civil Engineer and Land Surveyor)reviewed the proposed site plan and highlighted the location of the proposed amenities. A walking trail will be created along the perimeter of the site. No trees will be removed to create this path. The parking plan was reviewed. Mr. Sargeant (Architect) reviewed the apartment floor plans. All exterior revisions will be harmonious with the existing conditions on the site.

Attorney Baram shared case law, which he stated supports this variance request. There will be no change in the nature or the purpose of the use. He stated that the new units are in conformity with the existing units, are internally located and do not impact the character of the neighborhood. This hardship was neither self-created nor self-inflicted and was created when the Town of Bloomfield repealed the GA regulations, which applied to this Development and not to any other nearby properties. Mr. Parisier (owner) shared closing remarks.

Commissioner Budkofsky confirmed that the additions will match the aesthetic of the current building. Commissioner Calhoun asked about safety precautions being provided along the

walking path as it is very close to Wintonbury Avenue. The walking path will be more than 5 feet away from the road. Mr. Samalot shared staff comments. He encouraged the commissioners to focus on the hardship. The units will remain renter occupied.

Motion to close the public hearing made by Commissioner Budkofsky; seconded by Commissioner Pitts and approved unanimously.

Motion to approve the variance for 10 East Wintonbury Avenue, Bloomfield, CT to expand the legal preexisting nonconforming multifamily use to 118 units based on the plans dated November 2, 2023 made by Commissioner Budkofsky; seconded by Commissioner Pitts. The existing hardship for this variance is the reppeal of the (Garden Apartments District) Zoning Regulations. The motion was approved unanimously.

V. Old Business

None.

VI. New Business

Mr. Samalot would like all commissioners to take advantage of future training opportunities. He also would like to review the bylaws in the future.

VII. Adjournment

It was moved by Commissioner Budkofsky, seconded by Commissioner Pitts and voted unanimously to adjourn the meeting at 8:36 p.m.