Minutes not yet approved
Approval and any edits to be made in succeeding minutes

ZONING BOARD OF APPEALS –REGULARLY SCHEDULED MEETING
MONDAY, JUNE 1, 2026, 7:30 P.M.
ZOOM MEETING PLATFORM

RECEIVED
JUN 08 2026
8:30 AM
TOWN CLERK'S OFFICE
BLOOMFIELD, CT

I. Call to Order

Chair Isaacson called the meeting to order at 7:33pm.

II. Roll Call

Present: Jacqueline Isaacson, Chair; Pansy Archer, Alan Budkofsky,, Shelby Maybin, Seth Pitts, Stephanie Calhoun (Alternate).
Absent: Su-Nia Bailey; Vivilyn Smith
Also Present: Alex Samalot, Zoning Enforcement Officer; and Rebecca Jones, Recording Secretary.

III. Approval of Minutes

a. April 6, 2026

It was moved by Commissioner Budkofsky and seconded by Commissioner Archer to approve the April 6, 2026 meeting minutes. The motion was approved unanimously by a 5-0-0 vote.

IV. Public Hearings

a. 45 Douglas Street - Applicant: Rostyk Datsko, Owner: 45 Douglas Street LLC, for a 12 foot Variance of the Zoning Regulations Section 4.4.B Bulk Requirements of the I-2 Restricted Industry District (rear yard setback) for a proposed addition according to the plans submitted.

Mr. Andrew Woodward, landscape architect, with *Benesch,* located at 200 Glastonbury Blvd., Suite 201, Glastonbury, CT was present on behalf of the applicant. 45 Douglas Street is located in the I-2 Restricted Industry District (I-2). According to the official property card, the parcel is 2.25 acres. The property is developed with a tennis club, which hosts indoor tennis and pickleball. It is currently operations with no change in use proposed. The property abuts Douglas Street to the east, undevelopable wooded land and a stream to the west (rear). The Bloomfield Tennis Club's outdoor facility is located to the north and there are mostly wooded land to the south. The applicant is seeking a setback variance for the addition of one regulation-sized tennis court to enhance the functionality and long-term viability of the Bloomfield Tennis Club. The growth of the club has increased, causing the need for year-round playing surfaces for members.

Mr. Woodward shared information related to existing site conditions and proposed improvements. The site plan was reviewed. The proposed addition encroaches 12 feet into the rear setback but is located away from public view and the adjacent undevelopable land.

Commissioner Budkofsky confirmed that Mr. Samalot reviewed this proposal with Peter Castaldi, Wetlands Agent. Chair Isaacson reviewed the site plan and current conditions of the site. Commissioner Budkofsky asked clarifying questions as it relates to a special permit granted to the applicant in 2020. He also asked Mr. Woodward about the specifics of the hardship. Mr. Woodward stated that the applicant needs space to operate during winter months. The shape of the parcel has also affected the placement of the main building. Because the building is not

perpendicular to the main road, there is a wedge on the back side of the property. Commissioner Archer visited the site and opined that an ideal location for the project.

Mr. Samalot shared excerpts from his staff report. He shared photos from a recent site visit. He stated that it is likely Mr. Castaldi will review the plans, focusing on the land beyond the retaining wall. He shared information related to previous land use approvals received for the property.

It was moved by Commissioner Budkofsky and seconded by Commissioner Archer to close the public hearing. The motion was approved unanimously by a 5-0-0 vote.

It was moved by Commissioner Budkofsky and seconded by Commissioner Maybin to grant the variance requested for 45 Douglas Street, Bloomfield, CT as follows: a 12-foot variance of the Zoning Regulations Section 4.4.B Bulk Requirements of the I-2 Restricted Industry District (rear yard setback) for a proposed addition according to the plans submitted. The exceptional difficulty or unusual hardship on which the decision is based is as follows: the building is not squarely on the site and has created a distortion at the rear of the property. The motion was approved unanimously by a 5-0-0 vote.

V. Old Business

Chair Isaacson stated that there will be an upcoming meeting related to Tunxis Avenue, although a date has not been provided yet. She asked if Commissioner Smith is still on the Commission, as she is often absent.

VI. New Business

The Commissioners alerted Mr. Samalot about limited virtual seats for a land use training. He will email the Commissioners the meeting materials and requested that they review it at their leisure.

VII. Adjournment

It was moved by Commissioner Budkofsky, seconded by Commissioner Maybin and voted unanimously to adjourn the meeting at 8:03pm.