Zoning Board of Appeals

Regular Meeting
June 24, 2026 – 7:00 P.M.
Simsbury Town Hall – Main Meeting Room
933 Hopmeadow Street, Simsbury, CT 06070

MINUTES

I. CALL TO ORDER – Vice Chair Landerman called the meeting to order at 7:00 P.M.

Present: Vice Chair, Sheree Landerman; Board Members: Ellen Gilbert, Margaret Rudin, Jonathan Yeisley; Alternate Board Members: Kelly Kearney, John Merz; and Code Compliance Officer, Joseph Hollis.

Absent: Chair, JoAnn Hogan, Board Member, Ram Kaza; and Alternate Board Member, Amy McLean Salls.

Seating of Alternates: Commissioner Kearney and Commissioner Merz were seated as regular members for tonight's meeting.

II. NEW BUSINESS

Public Hearings

Application ZBA #26-09 of Jared and Jessica Rosenblatt, Owner, for a ± 27' variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the front yard setback from 50' to 23' and a variance from Section 3.5 of the Simsbury Zoning Regulations to allow an accessory structure in the front yard at 24 Fox Den Road (Assessor's Map Block Lot D10 147 101) Zone R-40

Mr. Rosenblatt presented the proposed variances and hardships of the application.

Public Comments

Michael Barry, 4 Shady Lane, West Simsbury, spoke in concern of the accessory structure's appearance.

The Board asked several follow-up questions.

MOTION: Commissioner Merz made a motion, seconded by Commissioner Gilbert, to close the public hearing for **Application ZBA #26-09**. The motion carried unanimously (6-0-0).

MOTION: Commissioner Kearney made a motion, seconded by Commissioner Merz, that the Zoning Board of Appeals approves **Application ZBA #26-09** of Jared and Jessica Rosenblatt, Owner, for a ± 27' variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the front yard setback from 50' to 23' and a variance from Section 3.5 of the Simsbury Zoning Regulations to allow an accessory structure in the front yard at 24 Fox Den Road (Assessor's Map Block Lot D10 147 101) Zone R-40. The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department June 1, 2026. The applicant has met all criteria pursuant to Section 16.C based on the following findings: the hardship being the topography of the lot.

Vice Chair Landerman, Commissioner Rudin, and Commissioner Yeisley opposed the motion. The motion did not carry (3-3-0).

MOTION: Commissioner Rudin made a motion, seconded by Vice Chair Landerman, that the Zoning Board of Appeals deny Application ZBA #26-09 of Jared and Jessica Rosenblatt, Owner, for a ± 27' variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the front yard setback from 50' to 23' and a variance from Section 3.5 of the Simsbury Zoning Regulations to allow an accessory structure in the front yard at 24 Fox Den Road (Assessor's Map Block Lot D10 147 101) Zone R-40. The applicant has failed to meet all criteria pursuant to Section 16.C based on the following findings: the hardship is partially caused by the existing structure that is already non-compliant, that the variance if granted is not the minimum variance that allows for reasonable use of the land.

Commissioner Gilbert, Commissioner Kearney, and Commissioner Merz opposed the motion. The motion did not carry (3-3-0)

Application ZBA #26-10 Sunny Yum, Owner, Residential Resorts LLC, Applicant, for a ± 15' variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the side yard setback from 40' to 25' to install an 18' x 36' pool at 54 Old Stone Crossing (Assessor's Map Block Lot A18 503 023B) Zone R-40.

Peter Ledda, RS. of Residential Resorts LLC presented the proposed variance. The Board asked several follow-up questions.

MOTION: Commissioner Kearney made a motion, seconded by Commissioner Yeisley to close the public hearing for **Application ZBA #26-10.** The motion carried unanimously (6-0-0).

MOTION: Commissioner Merz made a motion, seconded by Commissioner Kearney that the Zoning Board of Appeals approves Application ZBA #26-10 Sunny Yum, Owner, Residential Resorts LLC, Applicant, for a ± 15' variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the side yard setback from 40' to 25' to install an 18' x 36' pool at 54 Old Stone Crossing (Assessor's Map Block Lot A18 503 023B) Zone R-40. The project shall be developed in substantial conformance with the plans received by the Simsbury Planning Department June 2, 2026. The applicant has met all criteria pursuant to Section 16.C based on the following findings: the hardship being the orientation of the house on the narrow lot, the topography, and location of septic system.

The motion carried unanimously (6-0-0).

Application ZBA #26-11 of Chris Nelson, Owner, for a ± 13 sq.ft. variance from Section 6.4 of the Simsbury Center Code to increase the size of a monument sign from 16 sq.ft. to 29 sq.ft. at 32-36 Iron Horse Boulevard (Assessor's Map Block Lot H09 226 006) Zone SCZ.

Mr. Nelson presented the proposed variance. The Board asked several follow-up questions.

MOTION: Commissioner Yeisley made a motion, seconded by Commissioner Gilbert to close the public hearing for **Application ZBA #26-11.** The motion carried unanimously (6-0-0).

MOTION: Commissioner Kearney made a motion, seconded by Commissioner Gilbert, that **t**he Zoning Board of Appeals approves Application ZBA #26-11 of Chris Nelson, Owner, for a ± 13 sq.ft. variance from Section 6.4 of the Simsbury Center Code to increase the size of a monument sign from 16 sq.ft. to 29 sq.ft. at 32 36 Iron Horse Boulevard (Assessor's Map Block Lot H09 226 006) Zone SCZ. The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department June 3, 2026. The applicant has met all criteria pursuant to Section 16.C based on the following findings: the hardship being the town ownership of the other side of the entrance limits the location and number of signs possible, the size of the intersection would create a safety hazard if the applicant had to adhere to the standard sign size.

The motion carried unanimously (6-0-0).

III. APPROVAL OF MINUTES

May 27, 2026, Regular Meeting

MOTION: Commissioner Rudin made a motion, seconded by Commissioner Gilbert, to approve the Minutes of the May 27, 2026, Regular Meeting, as written. The motion carried unanimously (6-0-0).

IV. ADJOURNMENT

MOTION: Commissioner Yeisley made a motion, second by Commissioner Rudin, to adjourn the meeting. The motion carried unanimously (6-0-0).

Vice Chair Landerman adjourned the meeting at 8:15 P.M.

Respectfully submitted,

Amanda Blaze
Commission Clerk