Zoning Board of Appeals

Regular Meeting
July 22, 2026 – 7:00 P.M.
Simsbury Town Hall – Main Meeting Room
933 Hopmeadow Street, Simsbury, CT 06070

MINUTES

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

Present: Chair, JoAnn Hogan; Secretary, Sheree Landerman; Board Members: Ellen Gilbert, Margaret Rudin, and Jonathan Yeisley; Alternate Board Members: Kelly Kearney, John Merz, Amy McLean Salls; and Code Compliance Officer, Joseph Hollis.

Absent: Board Member, Ram Kaza.

Seating of Alternate: Commissioner McLean Salls was appointed as a regular member for tonight's meeting.

II. NEW BUSINESS

Public Hearing

ZBA #26-09, An application 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.

MOTION: Chair Hogan made a motion, seconded by Commissioner Gilbert, to reconsider **Application ZBA #26-09**. The motion carried unanimously (6-0-0).

Mr. Rosenblatt presented the proposed variances. Commissioners asked follow-up questions.

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

The Board discussed the extent of the land being a hardship and the proposed construction's impact on the neighborhood.

MOTION: Chair Hogan made a motion 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 hardships being the topography of the land as making this the only reasonable place to put the accessory structure.

The motion did not carry (0-6-0).

The application was denied due to the variance not being the minimum variance possible to allow for reasonable use of the property.

ZBA #26-12, An application of Michael Gugliotti, Owner, for a ± 22' variance from Section 3.9 of the Zoning Regulations to reduce the side yard setback from 40' to 18' to install an AC unit at 12 Springbrook Lane (Assessor's Map Block Lot E14 114 008) Zone R-40.

Mr. Gugliotti presented the proposed variance.

Public Comment

Andrew Pynn, 8 Springbrook Lane, Simsbury, spoke in support.

MOTION: Chair Hogan made a motion to close the public hearing for **Application ZBA #26-12.** The motion carried unanimously (6-0-0).

MOTION: Chair Hogan made a motion, seconded by Commissioner McLean Salls that the Zoning Board of Appeals approves **ZBA #26-12**, An application of Michael Gugliotti, Owner, for a ± 22' variance from Section 3.9 of the Zoning Regulations to reduce the side yard setback from 40' to 18' to install an AC unit at 12 Springbrook Lane (Assessor's Map Block Lot E14 114 008) 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 location of the home on the lot.

III. APPROVAL OF MINUTES

MOTION: Chair Hogan made a motion, seconded by Commissioner Yeisley, to replace the minutes to be approved on the agenda from May 27, 2026 to June 24, 2026. The motion carried unanimously (6-0-0).

June 24, 2026, Regular Meeting

MOTION: Madam Chair Hogan made a motion, seconded by Commissioner Yeisley, to approve the Minutes of the June 24, 2026, Regular Meeting as written. The motion carried unanimously (6-0-0).

IV. COMMISSION BUSINESS

On September 16th, there will be a commission workshop and training overview.

V. ADJOURNMENT

MOTION: Madam Chair Hogan made a motion, seconded by Commissioner Yeisley, to adjourn the meeting. The motion carried unanimously (6-0-0).

Madam Chair Hogan adjourned the meeting at 8:10 P.M.

Respectfully submitted,

Amanda Blaze
Commission Clerk