Zoning Board of Appeals

Regular Meeting
September 16, 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; and Code Compliance Officer, Joseph Hollis.

Absent: Board Members, Ram Kaza, Kelly Kearney, John Merz, and Amy McLean Salls.

II. NEW BUSINESS

Public Hearing

Application ZBA #26-13, An application of Tom Tyburski, Applicant, for a variance from Section 9.3 of the Zoning Regulations to install an internally illuminated (LED Display) monument sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) Zone R-40.

Tom Tyburski presented the application to the Board. Discussion ensued.

Joan Coe of 26 Whitcomb Drive spoke in opposition to the application.

MOTION: Chair Hogan made a motion, seconded by Secretary Landerman, to close the public hearing for **Application ZBA #26-09**. The motion carried unanimously (5-0-0).

The Board discussed the varied facilities and uses at Simsbury Farms being a potential hardship. The Board discussed conditions of the variance.

MOTION: Chair Hogan made a motion that the Zoning Board of Appeals approve Application ZBA #26-13, An application of Tom Tyburski, Applicant, for a variance from Section 9.3 of the Zoning Regulations to install an internally illuminated (LED Display) monument sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) Zone R-40. Approval was subject to the following conditions:

1.) The message must remain static for a minimum of 10 seconds per message.
2.) The sign must be powered off outside of facility hours.

The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department August 10, 2026.

The applicant has met all criteria pursuant to Section 16.C based on the following findings: the hardships being the multiple uses and services Simsbury Farms provides on such a large parcel. The Board found the use of internal illumination for the LED display was justified due to the stated hardship and for the content flexibility the technology provides.

The motion passed (4-1-0). Commissioner Rudin voted against the motion.

III. APPROVAL OF MINUTES

July 22, 2026

MOTION: Chair Hogan made a motion, seconded by Commissioner Yeisley, to approve the Minutes of July 22, 2026, as written. The motion carried unanimously (5-0-0).

IV. COMMISSION BUSINESS

The commission tabled the commission workshop until the next regular meeting.

V. ADJOURNMENT

MOTION: Madam Chair Hogan made a motion, seconded by Commissioner Landerman, to adjourn the meeting. The motion carried unanimously (5-0-0).

Chair Hogan adjourned the meeting at 7:43 P.M.

Respectfully submitted,

Joseph Hollis, CZEO
Acting Commission Clerk