Zoning Board of Appeals

Regular Meeting
October 28, 2026 – 7:00 P.M.
Simsbury Town Hall – Main Meeting Room
933 Hopmeadow Street, Simsbury, CT 06070

MINUTES

I. CALL TO ORDER – 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, Jonathan Yeisley, John Merz, and Amy McLean Salls; and Code Compliance Officer, Joseph Hollis.

Absent: Board Members: Ram Kaza, Kelly Kearney.

Commissioner Merz was seated as a regular member.

II. NEW BUSINESS

Public Hearing

ZBA #26-14, An application of Brian Rotondo, Owner, for a ± 2' variance from Section 3.5 of the Zoning Regulations to reduce the side yard setback from 40' to ± 38' for a garage addition at 4 Adams Road (Assessor's Map Block Lot D19 601 030), Zone R-40.

Brian Rotondo presented the application. Commissioner Gilbert addressed a potential conflict of interest with the application but stated she could act impartially.

Chair Hogan made a motion to close the public hearing. Secretary Landerman seconded the motion. 6-0-0.

The Board discussed the application. Chair Hogan made a motion to approve **Application ZBA #26-14**, An application of Brian Rotondo, Owner, for a ± 2' variance from Section 3.5 of the Zoning Regulations to

reduce the side yard setback from 40' to ± 38' for a garage addition at 4 Adams Road (Assessor's Map Block Lot D19 601 030), Zone R-40.

The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department September 22, 2026.

The applicant has met all criteria pursuant to Section 16.C based on the following findings: the hardship being the location of wetlands and the septic system on the property. The motion was seconded. 6-0-0.

ZBA #26-15, An application of Ryan Hilts, Owner, for a ± 4' variance from Section 3.5 of the Zoning Regulations to reduce the front yard setback from 35' to ± 31' for a front porch addition at 15 Maureen Drive (Assessor's Map Block Lot B19 507 014), Zone R-25.

Ryan Hilts presented the application. The owners of 18 Maureen Drive spoke in favor of the application.

Chair Hogan made a motion to close the public hearing, seconded by Commissioner McLean Salls. 6-0-0.

Chair Hogan made a motion to approve **Application ZBA #26-15**, An application of Ryan Hilts, Owner, for a ± 4' variance from Section 3.5 of the Zoning Regulations to reduce the front yard setback from 35' to ± 31' for a front porch addition at 15 Maureen Drive (Assessor's Map Block Lot B19 507 014), Zone R-25.
The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department October 26, 2026.

The applicant has met all criteria pursuant to Section 16.C based on the following findings: the hardships being the following: the location of the home on the lot, the curvature of the front lot line, the contractor hired by the homeowner failing to secure the required construction permits and the risk of damage to the home from further alterations to the front porch.

Commissioner Merz seconded the motion. 6-0-0.

ZBA #26-16, An application of Christine Sladyk, Owner, for two variances from Section 3.5 of the Simsbury Zoning Regulations. A ± 6' variance to reduce the front yard setback from 25' to ± 19' and a ± 19' variance to reduce the side yard setback from 20' to ± 1' for two additions at 39 Main Street (Assessor's Map Block Lot K03 205 009), Zone B-1.

Christine Sladyk presented the application. The Architect for the project, John Wilcox described the proposed design. Commissioner Landerman addressed a potential conflict of interest and stated she could act impartially on the application. President of the Tariffville Village Association, Sabrina Teixeira spoke in favor of the application. Denise Wilcox, of 5 Winthrop Street, spoke about parking concerns related to the project. Anni Nagy spoke on behalf of John Nagy, of 3 Red Hill Road, about the parking on site and expressed support for the application. Sara Shultz, of 28 Winthrop Street, expressed sight line concerns for traffic exiting the parking lot. Chet Matczak, of 18 Wooster Road, spoke in favor of the application.

Chair Hogan made a motion to close the public hearing, seconded by Commissioner Merz. 6-0-0.

Chair Hogan made a motion to approve **Application ZBA #26-16**, An application of Christine Sladyk, Owner, for two variances from Section 3.5 of the Simsbury Zoning Regulations. A ± 6' variance to reduce the front yard setback from 25' to ± 19' and a ± 19' variance to reduce the side yard setback from 20' to ± 1' for two additions at 39 Main Street (Assessor's Map Block Lot K03 205 009), Zone B-1.

The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department October 23, 2026.

The applicant has met all criteria pursuant to Section 16.C based on the following findings: the hardship being the narrow lot shape, the visibility of the building from Main Street, and the building predating the adoption of the zoning regulations.

The motion was seconded. 6-0-0.

III. APPROVAL OF MINUTES

September 16, 2026

MOTION: Chair Hogan made a motion, seconded by Commissioner Yeisley, to approve the Minutes of September 16, 2026, as written. The motion carried unanimously (6-0-0).

IV. ADJOURNMENT

MOTION: Chair Hogan made a motion to adjourn the meeting. The motion carried unanimously (6-0-0). Chair Hogan adjourned the meeting at 8:44 P.M.

Respectfully submitted,

Joseph Hollis, CZEO
Acting Commission Clerk