Zoning Board of Appeals
Regular Meeting
November 18, 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, Ram Kaza, Jonathan Yeisley, Kelly Kearney, and John Merz; and Code Compliance Officer, Joseph Hollis.

Absent: Board Member, Amy McLean Salls

MOTION: Chair Hogan made a motion, seconded by Commissioner Yeisley to add Commission Bylaw Discussion to **III**. The motion carried unanimously (6-0-0).

II. NEW BUSINESS

Public Hearing

ZBA #26-17, An application of Benjamin and Karen Fisher-Dickmann, Owner, for a ± 8' variance from Section 3.9 of the Zoning Regulations to reduce the side yard setback from 25' to ± 17' to install a 120 sq. ft. shed at 10 Banks Road (Assessor's Map Block Lot D12 152 004), Zone R-40OS.

Benjamin Dickmann presented the application. Audience discussion ensued.

MOTION: Chair Hogan made a motion to close the public hearing. Commissioner Yeisley seconded the motion. The motion carried unanimously (6-0-0).

MOTION: Chair Hogan made a motion, seconded by Commissioner Yeisley, to approve **ZBA #26-17**, An application of Benjamin and Karen Fisher-Dickmann, Owner, for a ± 8' variance from Section 3.9 of the Zoning Regulations to reduce the side yard setback from 25' to ± 17' to install a 120 sq. ft. shed at 10 Banks Road (Assessor's Map Block Lot D12 152 004), Zone R-40OS.

The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department October 12, 2026
The applicant has met all criteria pursuant to Section 16.C based on the following findings: A legal hardship exists due to topography, the location of the driveway and the septic system, and the presence of wetlands on the lot. The motion carried unanimously (6-0-0).

III. COMMISSION BUSINESS

1. 2027 Commission Meeting Calendar

MOTION: Chair Hogan made a motion, seconded by Commissioner Gilbert to approve the 2027 Commission Meeting Calendar. The motion carried unanimously (6-0-0).

2. Commission Workshop

Discussion ensued.

3. Commissioner bylaw training

Discussion ensued.

IV. APPROVAL OF MINUTES

October 28, 2026

MOTION: Chair Hogan made a motion, seconded by Commissioner Landerman, to approve the Minutes of October 28, 2026, as written. The motion carried unanimously (6-0-0).

V. ADJOURNMENT

MOTION: Chair Hogan made a motion, seconded by Commissioner Yeisley to adjourn the meeting. The motion carried unanimously (6-0-0). Chair Hogan adjourned the meeting at 8:12 P.M.

Respectfully submitted,

Ryan Ziemnicki
Land Use Specialist