



## **ZONING BOARD OF APPEALS AGENDA**

Jacqueline Isaacson, Chair  
Shirley Williams, Secretary  
Alan Budkofsky, Member  
Seth Pitts, Member  
Pansy Archer, Member  
Shelby Maybin, Alternate  
Vivilyn Smith, Alternate

---

**Monday, January 5<sup>th</sup>, 2026 • 7:30 PM**  
**Via Zoom Platform**

---

**PLEASE NOTE:** This meeting of the Zoning Board of Appeals will be held online via Zoom Platform. This means that this is a virtual meeting only and you can attend via Zoom by using the Zoom link below to register if you would like to join the meeting online.

**Registration:**

**Zoom:**

[https://bloomfieldct.zoom.us/webinar/register/WN\\_zes5DnJPTz6uwar5Dasftw](https://bloomfieldct.zoom.us/webinar/register/WN_zes5DnJPTz6uwar5Dasftw)

**YouTube:**

<https://youtube.com/live/JfA8LSyCZkQ?feature=share>

**AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - a. December 1st, 2025
4. **Public Hearings**
  - a. 919 Blue Hills Ave—Applicant/Owner: Dan Preniqi, for a Variance of the Zoning Regulations Section 4.5.C Note 1 (Bulk Requirements front yard parking setback) and Section 8.1.C.1 (Nonconforming Uses of Land) expand the legal preexisting nonconforming car dealer and repairer vehicle storage area including the front yard setback and abandon the preexisting legal nonconforming fueling station use and associated structure according to the plans submitted.
  - b. 10 East Wintonbury Ave—Applicant/Owner: Wintonbury Owners, LLC, for a Variance of the Zoning Regulations Section 8.1.C Nonconforming Uses of Land and Section 3.3.C (Principal Uses and Structures of the R-15 District), to expand the legal preexisting nonconforming multifamily use to 111 units according to the plans submitted.
5. **Old Business**
6. **New Business**
7. **Adjournment**

**Next Regular Meeting: February 2<sup>nd</sup>, 2026**