

**ZONING BOARD OF APPEALS – REGULAR MEETING  
MONDAY, JULY 10, 2023 7:30 P.M.  
ZOOM MEETING PLATFORM**

**Present:** Chair Jacqueline Isaacson, Secretary Shirlemkesy Williams, Commissioner Mark Mitchell, Commissioner Seth Pitts, Commissioner Alan Budkofsky

**Alternates:** Commissioner Jennifer Marshall-Nealy, Commissioner Tiffany Mohammed, Commissioner David Kamis

**Absent:** Commissioner Jennifer Marshall-Nealy, Commissioner Tiffany Mohammed, Commissioner David Kamis

**Also Present:** Ms. Lynda Laureano, ZEO

**I. Call to Order:** Chair Isaacson called the meeting to order at 7:32 p.m.

**II. Roll Call:** A Quorum was established with 5 members.

Commissioner Williams read the new business as follows: Certificate of Approval of Location per Section 9.8 of the Bloomfield's Zoning Regulations for a car repair shop at 31 Tobey Road Unit 13, in an I-1 zone, applicant: Randy Ashley, owner. 31 Tobey Road LTD.

**III. New Business:**

**a. Certificate of Approval of Location per Section 9.8 of the Bloomfield's Zoning Regulations for a car repair shop at 31 Tobey Road Unit 13, in an I-1 zone, applicant: Randy Ashley, owner. 31 Tobey Road LTD.**

Mr. Steven Kaplan and Mr. Randy Ashley were at the meeting representing the case. The Applicant was seeking a Certificate of Approval of Location per Section 9.8 of the Bloomfield's Zoning Regulations for a car repair shop. Mr. Ashley stated he has been a mechanic for many years. The repair shop will take care of general repairs such as oil changes, and brakes repairs. There are ten parking spaces available.

Ms. Laureano pulled up the site, shared her screen and indicated on the map were the property was located. She gave detailed information concerning the property and she also informed the Commission that the proposal met the state regulations for a repair shop. Ms. Laureano provided her staff report for the Commission's review.

**Ms. Laureano informed the Commission of the 6 conditions of the Legal Standard. Legal Standard: Section 9.8.C – in reviewing a Certification of Location Approval application, the Commission acts as an agent of the State of Connecticut, not in a zoning capacity, and the notice provisions and other provisions of CGS Chapter 124 (Zoning) shall not apply. As an agent of the State of Connecticut, the Commission serves solely to determine whether a Certificate of Location Approval should be issued based upon such consideration as:**

- (1) Whether the use is permitted in the zoning district;**
- (2) The suitability of the location in view of traffic, intersecting streets, width of highway, effect on public travel, and other conditions;**
- (3) The relationship of the proposed use or operation with respect to schools, churches, theaters, playhouses or other places of public gathers.**
- (4) Whether the proposed use of location would imperil the safety and welfare of the public;**
- (5) Whether the proposed use of location would have a detrimental effect on the value of nearby properties or development thereof; or**
- (6) Whether there has been material change in conditions which might reverse a decision of granting or denying a previous application.**

**Ms. Laureano also informed the Commission of the CGS 14-54, Sec. 14-54. Location to be approved by local authorities. Any person who desires to obtain a license for dealing in or repairing motor vehicles shall first obtain and present to the commissioner a certificate of approval of the location for which such license is desired from the board of authority designated by local charter, regulation or ordinance of the town, city or borough wherein the business is located or is proposed to be located, except that in any town or city having a zoning commission, combined planning and zoning commission and a board of appeals, such certificate shall be approved by the board of appeals. In addition, thereto, such certificate shall be approved by the local building official and local fire marshal. The provisions of this section shall not apply to (1) a transfer of ownership to a spouse, child, brother, sister or parent of a licensee, (2) a transfer of ownership to or from a**

**ZONING BOARD OF APPEALS – REGULAR MEETING  
MONDAY, JULY 10, 2023 7:30 P.M.  
ZOOM MEETING PLATFORM**

corporation, which a spouse, child, brother, sister or parent of a licensee has a controlling interest, or (3) a change in ownership involving the withdrawal of one or more partners from a partnership.

Chair Isaacson closed the public hearing for the Certificate of Approval of Location.

Commissioner Williams made a motion to approve the Certificate of Approval of Location per Section 9.8 of the Bloomfield’s Zoning Regulations for a car repair shop at 31 Tobey Road Unit 13, in an I-1 zone, applicant: Randy Ashley, owner: 31 Tobey Road LTD. Commissioner Budkofsky second the motion, and the Commission voted unanimously to approve the motion.

**IV. Approval of the Minutes:**

**a. June 5, 2023**

Commissioner Pitts made a motion to approve the June 5, 2023, minutes. Commissioner Williams second the motion, and the Commission voted unanimously to approve the motion.

**V. Adjournment:**

Commissioner Budkofsky made a motion to adjourn the meeting at 10:01 p.m., and Commissioner Williams second the motion. The Commission voted unanimously to approve the motion.

**NEXT MEETING: August 7, 2023**