

ENFIELD ZONING BOARD OF APPEALS
REGULAR MEETING
MINUTES
MONDAY September 26, 2022, 7:00 PM
ENFIELD TOWN HALL – COUNCIL CHAMBERS
820 ENFIELD STREET – ENFIELD, CT

RECEIVED
ENFIELD TOWN CLERK
OCT -4 AM 10:13
Sheila M Bailey

1. Call to Order

Chairman Urbanowicz called the meeting to order at 7:05 PM

3.. Roll Call

Commissioner Turner took the roll and present were Commissioners Andrew Urbanowicz, Kelly Davis, Timothy Neville, Richard Stroiney, Catherine Plopper, and Robert Kwasnicki

Also present were Lauren Whitten, Director of Planning, and Rick Rachele, Property Inspector

5. Town Attorney Report- None

6. Executive Session-None

7. Old Business-

a. ZBA# 2022-06-ISA: 79 Enfield Street- Appeal of the ZEO's Cease and Desist Order regarding temporary storage containers; 79-81 Enfield Street LLC, Owner; Moshe Ronen, Applicant; Map 35/Lot 217; BL Zone

Continued hearing from Monday July 25, 2022, for additional information from Rick Rachele. Mr. Rachele provided copies of Google Earth pictures from 2016 to March 2022 which show that a container was not on the property.

Moshe Ronen, Applicant, communicated to the Commissioners in reference to the requirement of a fence, that his property already has a fence. He met with the neighbors and discussed adding a stockade fence. He meets with the neighbors when he is doing anything new to the property to ensure they are ok with changes. Regarding the container in question, he purchased the property with the container included. He further states that having the container is essential to run his business. The container keeps the property looking clean and keeps the junk tires contained instead of being all over the property.

Commissioner Stroiney asked staff regarding the ZBA approval from 1967, it states that the additional structure for which the variance is granted for storage only. He asked if that structure had been removed.

Mr. Rachele stated that he believes that approved variance from 1967 was an addition to the building which is now part of the building and not a temporary container.

Cheryl Blythe, 6 Willard Ave. stated that she has been to several meetings and has written letters. She stated that Mr. Ronen has done so much to make the neighbors happy. Ms. Blythe stated that as of late she has not been happy because of a boat that is on the property and is within 2-3 feet from her fence. Also, she wants to know who owns the business now, since the boat is on the property, pallets are piling up and the hours of operation seem to be 7 days a week.

Howard Blythe from 6 Willard Ave. stated that he does not recall in the 40 years that he has lived there of trailers being on the property. Bob Weiner, a previous owner of the tire company stored the tires inside in the basement of the building. He refers to the 1967 variance approval that the addition to the building was for storage only. This area instead of being used for storage is used as a bay to work on cars. He stated that under new management or ownership that the business has gone downhill with pallets piling up.

Mr. Ronen addressed the ownership of the business. He still owns the business; he has a management company managing the property.

Commissioner Stroiney reiterated what Commissioner Neville said that the purpose of the meeting today is for the cease-and-desist order regarding the temporary storage container.

Commissioner Turner made a motion, seconded by Commissioner Neville to close the public hearing.

By a show of hands all in favor of closing the public hearing.

Commissioner Turner made a motion, seconded by Commissioner Davis to amend motion from approval to uphold.

Commissioner Turner made a motion seconded by Commissioner Neville to uphold the ZEO's Cease and Desist Order regarding temporary storage containers; 79-81 Enfield Street LLC, Owner; Moshe Ronen, Applicant; Map 35/Lot 217; BL Zone.

Motion passed with 5-0-0 Vote

8. Legal Ad- Withdrawn

9. New Business

a. a. **ZBA# 2022-08-04: 20 and 22 Pleasant Street-** Appeal of the ZEO's Cease and Desist Order regarding the improper storage location of garbage and recycling receptacles in the front yard setback; Jeffrey & Angela Foss, Owner/Applicant; Map 27/Lot 164 and 163; TD-5 Zone

Withdrawn by Applicant

b. **ZBA# 2022-09-13: 92 Main Street -** Request for setback and sidewalk variances of Section 10.10.7.VI. Town of Enfield, Applicant; Salas Brothers LLC, Owner; Map 24/Lots 24 & 161, TD-4, and TD-1 Zones.

Attorney representing Salas Brothers along with Engineer Dana Steele presented to the Commission plans for redevelopment of 92 Main Street. The regulations for the uses proposed are for, four (4) studio apartments on the second floor and retail space on the first floor. However, fifteen parking spaces are needed for this site. Spaces for the occupants of the apartments and spaces for the retail store employees and customers. A new site plan was created to incorporate parking spaces, however because of zoning regulations there is a 10-foot setback required from the parking to the building and a 10-foot setback from the property line. The property cannot be developed without a variance. The request is for a reduction of the setback from ten feet to 4.8 feet on the property line and a reduction

setback from ten feet to six feet from the building to the parking spaces. With variances requested they will be able to provide ten onsite parking spaces.

Lauren Witten stated that the owner of the property came to the Town requesting to use the town property next to his property to develop. The Town has agreed to convey this property to the owner to help him in revitalizing Thompsonville and helping to restore historic sites.

There were no department comments or responses, however the Police department would like to see a handicap sign for parking as well as a stop sign at the end of the parking lot.

Commissioner Turner made a motion, seconded by Commissioner Neville to close the public hearing. By a show of hands all in favor of closing the public hearing.

Commissioner Turner made a motion, seconded by Commissioner Neville to approve the reduction of the setback for parking areas from side yards to be reduced from 10 feet to 4.8 feet, a 5.2 foot variance from the parking areas to side yards and reduction of setback from parking to building to be reduced from 100 feet to 6 feet per requirements of section 10.10.6 of zoning regulations thus a 4 foot variance from the parking to the building.

Motion passed by 5-0-0 Vote

10. Approval of Minutes-

Commissioner Stroiney made a motion to change the minutes to be reviewed for August 29, 2022- Special Meeting instead of September 6, 2022, seconded by Commissioner Neville.

By a show of hands in favor of changing the date of the minutes.

Commissioner Turner requested that her name be revised on the minutes from Mary Turner to MaryAnn Turner.

Commissioner Stroiney made a motion to approve the minutes with the amended changes, seconded by Commissioner Neville.

Motion passed by 5-0-1 Vote

11. Correspondence/Staff Reports- Lauren Witten reported that they will be having a POCD meeting with Planning and Zoning and the Steering Committee on Wednesday, September 28, 2022.

Also, they have a new secretary, replacing Cheryl Eckenroth.

12. Other Business-None

13. Adjournment

Commissioner Turner made a motion, seconded by Commissioner Neville to adjourn. The meeting was adjourned at 8:09 PM.

Prepared by:

Sandie Barone, Recording Secretary

Respectfully Submitted,

Mary Ann Turner, Secretary