

Votes of the Members Pursuant to CGS, Section 1-225(a)
Enfield Zoning Board of Appeals
Regular Meeting
Monday, June 22, 2020 – 7:00 P.M.

Join OfficeSuite Meeting

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Watch the ZBA Meeting at: https://www.youtube.com/watch?v=MhpnIfnH_A

Application Materials can be viewed online at: <https://www.enfield-ct.gov/711/Zoning-Board-of-Appeals>

Call to Order – Chairman Maurice LaRosa called the meeting to order at 7:01 p.m.

Roll Call – Commissioner Turner took the roll and present were Commissioners Maurice LaRosa, Kelly Davis, Charles Mastroberti, Mary Ann Turner and Alternate Commissioners Robert Kwasnicki, and Richard Stroiney.

Absent were Commissioners Andrew Urbanowicz and Catherine Plopper.

Chairman LaRosa seated Commissioner Stroiney for the absent Commissioner.

Also present were Jennifer Pacacha, Assistant Town Planner and Elizabeth Bouley, Recording Secretary.

Motion: Commissioner Turner made a motion, seconded by Commissioner Davis, to move Old Business from item 5 to below item 7 on the agenda.

The motion passed with a 5-0-0 roll call vote.

Votes: 5-0-0

New Business

- a. **ZBA# 2020-05-18** – 110 Cottage Road – Variance application to allow an accessory detached garage to be located forward of the rear line of the home; Tamara Pleasant, owner/applicant; Map 95/Lot 33; R-33 Zone.

Motion: Commissioner Turner made a motion, seconded by Commissioner Davis, to close the Public Hearing.

The motion passed with a 5-0-0 roll call vote.

Votes: 5-0-0

Motion: Commissioner Turner made a motion, seconded by Commissioner Stroiney, to grant the variance for ZBA# 2020-05-18.

The motion passed with a 5-0-0 roll call vote.

Votes: 5-0-0

Motion: Commissioner turner made a motion, seconded by Commissioner Davis, to enter into a recess while she deals with technical difficulties.

The Commission voted by a 5-0-0 roll call vote to come back into session.

- b. **ZBA# 2020-05-22** – 37 Tabor Road – Variance application to allow a reduction in minimum front yard setbacks from 35-feet to 22.5 feet along Booth Street; Jennifer Bouchard, owner/applicant; Map 59/Lot 179; R-33 Zone.

Motion: Commissioner Turner made a motion, seconded by Commissioner Davis, to close the Public Hearing.

The motion passed with a 5-0-0 roll call vote.

Votes: 5-0-0

Motion: Commissioner Turner made a motion, seconded by Commissioner Davis, to approve ZBA# 2020-05-22.

The motion passed with a 5-0-0 roll call vote.

Votes: 5-0-0

- c. **ZBA# 2020-06-05** – 55 Cottage Road – Variance application to allow an increase in maximum lot coverage from 20% to 23%; Randy Daigle, owner/applicant; Map 80/Lot 178; R-33 Zone.

Motion: Commissioner Davis made a motion, seconded by Commissioner Stroiney, to close the Public Hearing.

The motion passed with a 5-0-0 vote.

Votes: 5-0-0

Motion: Commissioner Turner made a motion, seconded by Commissioner Stroiney, to approve ZBA# 2020-06-05.

The motion failed with a 1-4-0 vote with Commissioner Davis voting in favor.

Votes: 1-4-0

Old Business

- a. Review of Bylaws – *Tabled*

Motion: Commissioner Turner made a motion, seconded by Commissioner Kwasnicki, to table the review of bylaws. The motion passed with a 5-0-0 roll call vote.

Votes: 5-0-0

- b. Instructional Guides & Application Forms – *Awaiting Review*

Motion: Commissioner Turner made a motion, seconded by Commissioner Stroiney, to table Instructional Guides & Application Forms. The motion passed with a 5-0-0 roll call vote.

Votes: 5-0-0

Approval of Minutes

- a. May 4, 2020- Special Meeting

Motion: Commissioner Stroiney made a motion, seconded by Commissioner Davis, to approve the minutes from May 4, 2020. The motion passed with a 5-0-0 roll call vote.

Votes: 5-0-0

Adjournment

Motion: Commissioner Turner made a motion, seconded by Commissioner Davis to adjourn for the night. The meeting was adjourned at 8:47 p.m.

Note: Next Regular Meeting is Monday July 27, 2020.