

**Votes of the Members Pursuant to CGS, Section 1-225(a)**  
**Enfield Zoning Board of Appeals**  
**Regular Meeting**  
**March 22, 2021 – 7:00 P.M.**  
**Virtual Meeting**

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**Call to Order** Chairman Maurice LaRosa called the meeting to order at 7:03 p.m.

**Roll Call** Commissioner Turner took the roll and present were Commissioners Maurice LaRosa, Kelly Davis, Mary Ann Turner and Alternate Commissioners Catherine Plopper, Robert Kwasnicki and Richard Stroiney. Absent were Commissioners Andrew Urbanowicz and Charles Mastroberti.

Also present were Laurie Whitten, Director of Development Services; Jennifer Pacacha, Assistant Town Planner; Ricardo Rachele, Zoning Enforcement Officer and Elizabeth Bouley, Recording Secretary.

Chairman LaRosa seated Alternate Commissioners Kwasnicki and Plopper.

**New Business**

- a. **ZBA# 2021-02-18** – 36 South Street – Variance application to allow new front steps to be located 2-feet and 8-inches from the front property line where five-feet is required under Section 8.121.1i; Meta Chen, owner; Allen Dionne, applicant; Map 24/Lot 1126; TD-2 Zone. (DoR: 3/22/2021; MOPH: 5/26/2021)

**Motion:** Commissioner Turner made a motion, seconded by Commissioner Kwasnicki, to close the Public Hearing. The motion passed with a 5-0-0

**Vote:** 5-0-0

**Motion:** Commissioner Turner made a motion, seconded by Commissioner Kwasnicki, to approve ZBA# 2021-02-18. The motion passed with a 5-0-0

**Votes:** 5-0-0

- a. **ZBA# 2021-02-08** – 69 Broadbrook Road – Appeal of the Zoning Enforcement Officer’s Notice of Violation of section 4.10 – Residential Lot & Bulk Requirements; Jarmoc Farm LLC and Jarmoc Real Estate LLC, owner/applicant; Map 102/Lot 49; R-88 Zone. (DoR:2/22/2021; MOPH: 4/28/2021)

**Motion:** Commissioner Turner made a motion, seconded by Commissioner Kwasnicki, to table ZBA# 2021-02-08. The motion passed with a 5-0-0

**Vote:** 5-0-0

### **Approval of Minutes**

- a. February 10, 2021 – *Regular Meeting*
- b. February 22, 2021 – *Special Meeting*

**Motion:** Commissioner Davis made a motion, seconded by Commissioner Plopper, to approve the minutes from the February 10, 2021 Special Meeting. The motion passed with a 5-0-0 vote.

**Votes: 5-0-0**

**Motion:** Commissioner Plopper made a motion, seconded by Commissioner Davis, to approve the minutes of the February 22, 2021 Regular Meeting. The motion passed with a 4-0-1 vote with Commissioner Turner abstaining.

**Votes: 4-0-1**

### **Adjournment**

Commissioner Turner made a motion to adjourn for the night. The meeting was adjourned at 7:40 p.m.

**Note:** Application information is available for review in the Enfield Planning Office. The next regular meeting of the Zoning Board of Appeals is **April 26, 2021**.

*Maurice LaRosa, Chairman Mary Ann Turner, Secretary*