

**Votes of the Members Pursuant to CGS, Section 1-225(a)**  
**Enfield Zoning Board of Appeals**  
**Regular Meeting**  
**May 24, 2021 – 7:00 P.M.**  
**Enfield Town Hall – Council Chambers**  
**820 Enfield St – Enfield, CT**

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**Call to Order** Chairman Maurice LaRosa called the meeting to order at 7:12 p.m.

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

Also present were Jennifer Pacacha, Assistant Town Planner; and Ricardo Rachele, Zoning Enforcement Officer.

Chairman LaRosa seated Alternate Commissioner Richard Stroiney.

**New Business**

- a. **ZBA# 2021-03-30** – 128 Moody Road – Appeal of the Zoning Enforcement Officer’s Cease & Desist Order following a Notice of Violation of section 6.2 – Industrial Zones Use Table; 128 Moody Road, LLC., owner/applicant; Map 93/Lot 5; I-1 Zone

**Motion:** Commissioner Turner made a motion, seconded by Commissioner Davis, to uphold the decision of the ZEO for ZBA# 2021-02-08. The motion passed with a 2-3-0 vote, with Commissioners Mary Ann Turner, Charles Mastroberti, and Kelly Davis voting against. The decision of the ZEO was upheld because four votes are required to overturn his orders.

**Votes: 2-3-0**

- b. **ZBA# 2021-04-29** – 20 Mathewson Avenue – Variance application to Section 4.10.3 to allow an increase in lot coverage to 22% where 20% is the maximum, and to allow 10-feet of rear yard where 35-feet is currently required; Martin & Sheena White, owner/applicant; Map 20/Lot 303; Residential-33 Zone.

**Motion:** Commissioner Turner made a motion, seconded by Commissioner Davis to Approve ZBA# 2021-04-29.

**Motion:** Commissioner Stroiney made a motion, seconded by Commissioner Mastroberti, to remove the request to allow 10-feet of rear yard where 35-feet is currently required for ZBA# 2021-04-29. The motion passed with a 5-0-0 vote.

**Votes: 5-0-0**

**Motion:** Commissioner Turner amended her original motion, seconded by Commissioner Davis, to approve a variance to allow an increase in lot coverage to 23% for ZBA# 2021-04-29 to accommodate a 120 square foot concrete pad for a swim spa. The motion passed with a 5-0-0 vote.

**Votes: 5-0-0**

### **Approval of Minutes**

- a. April 26, 2021 – *Regular Meeting*

**Motion:** Commissioner Turner made a motion, seconded by Commissioner Davis, to approve the minutes from the April 26, 2021 Regular Meeting. The motion passed with a 5-0-0 vote.

**Votes: 5-0-0**

### **Adjournment**

Commissioner Turner made a motion to adjourn for the night. The meeting was adjourned at 8:47 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 **June 28, 2021**.

*Maurice LaRosa, Chairman Mary Ann Turner, Secretary*