

**Votes of the Members Pursuant to CGS, Section 1-225(a)  
Enfield Zoning Board of Appeals  
Regular Meeting  
December 27, 2021 – 7:00 P.M.  
Enfield Town Hall – Council Chambers  
820 Enfield St – Enfield, CT**

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Sheila M Bailey

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**Call to Order** Chairman LaRosa called the meeting to order at 7:05 p.m.

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

Also present was Laurie Whitten, Director of Development Services.

**New Business**

Chairman LaRosa seated Alternate Commissioner Plopper.

- a. **ZBA# 2021-10-27** – 33 Palomba Drive – Request for Automotive Location Approval – Auto buying/purchasing operation; Manchem LLC, owner; Michael Green, Gale Toyota, Inc. applicant; Map 57/Lot 343; B-R Zone.

**Motion:** Commissioner Urbanowicz made a motion, seconded by Commissioner Davis, to approve ZBA# 2021-10-27 with the condition that the K7 is filled out completely as to the missing items previously discussed. Commissioner Turner stated that the K7 needs to change to a used dealer and the unit number needs to be added to the full address.

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

**Votes: 5-0-0**

- b. **ZBA# 2021-11-30** – 1658 King Street – Variance application of section 5.10 of the Zoning Regulations to allow a reduction of the required front yard setback at 1658 King Street; Scott Paglugh, Tri State Rentals, LLC, owner, Tom Parker, The Yarde Tavern, applicant; Map 13/Lot 36; B-L Zone.

**Motion:** Commissioner Davis made a motion, seconded by Commissioner Urbanowicz, to table ZBA# 2021-11-30.

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

**Votes: 5-0-0**

**Approval of Minutes**

a. November 29, 2021 – *Regular Meeting*

**Motion:** Commissioner Turner made a motion, seconded by Commissioner Davis, to approve the minutes from the November 29, 2021 Regular Meeting.

The motion passed with a 3-0-2 vote with Commissioners Kwasnicki and LaRosa abstaining.

**Votes: 3-0-2**

**Adjournment**

Commissioner Kwasnicki made a motion to adjourn. The meeting was adjourned at 8:03 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 **January 24, 2022**.

*Maurice LaRosa, Chairman Mary Ann Turner, Secretary*