

**Votes of the Members Pursuant to CGS, Section 1-225(a)
Enfield Zoning Board of Appeals
Regular Meeting
January 24, 2022 – 7:00 P.M.
Enfield Town Hall – Council Chambers
820 Enfield St – Enfield, CT**

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Sharon Bellamy

Call to Order Mayor Bob Cressotti called the meeting to order at 7:00 PM.

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

Also present were Laurie Whitten, Director of Development Services, Ben Winter Assistant Town Planner and Ricardo Rachele, Zoning Enforcement Officer.

Elections and Review of Bylaws

Commissioner Neville nominated Andrew Urbanowicz as Chairman, seconded by Commissioner Kwasnicki.

Commissioner Turner made a motion, seconded by Commissioner Neville to appoint Commissioner Andrew Urbanowicz as Chairman.

The motion passed with a unanimous vote with Commissioner Andrew Urbanowicz abstaining.

Votes: 6-0-1

Commissioner Davis nominated Timothy Neville as Vice Chairman, seconded by Chairman Urbanowicz.

The motion passed with a unanimous vote.

Votes: 7-0-0

Commissioner Kwasnicki nominated Mary Ann Turner as Secretary, seconded by Commissioner Neville.

Commissioner Kwasnicki made a motion, seconded by Commissioner Neville to appoint Commissioner Mary Ann Turner as Secretary.

The motion passed with a unanimous vote.

Votes: 7-0-0

Old Business

Chairman Urbanowicz seated Alternate Commissioner Stroiney.

- a. **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 Pagllughi, Tri State Rentals, LLC, owner, Tom Parker, The Yarde Tavern, applicant; Map 13/Lot 36; HR-33 Zone.

Motion: Commissioner Turner made a motion, seconded by Commissioner Davis, to approve ZBA# 2021-11-30.

The motion failed with a 0-5-0 vote. Reason for denial is due to self imposed hardship, safety issues and other opportunities are available.

Votes: 0-5-0

New Business

Chairman Urbanowicz seated Commissioner Mastroberti

- b. **ZBA# 2021-12-03** – 1375 Enfield St – Appeal of the Zoning Enforcement Officer’s Cease & Desist Order following a Notice of Violation of section 4.20 – Residential Use Table; Devin Terhune owner/applicant; Map 18/Lot 243; I-1 Zone.

Motion: Commissioner Kwasnicki made a motion, seconded by Commissioner Davis, to table ZBA# 2021-12-03.

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

Votes: 5-0-0

Approval of Minutes

- a. December 27, 2021 – *Regular Meeting*

Motion: Commissioner Turner made a motion, seconded by Commissioner Kwasnicki, to approve the minutes from the December 27, 2021 Regular Meeting.

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

Votes: ~~5-0-0~~ 5-0-0

Adjournment

Commissioner Turner made a motion to adjourn. The meeting was adjourned at 8:52 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 **February 28, 2022**.

Andrew Urbanowicz, Chairman Mary Ann Turner, Secretary