

Votes of the Members Pursuant to CGS, Section 1-225(a)

Enfield Zoning Board of Appeals

Regular Meeting

April 25, 2022 – 7:00 P.M.

Enfield Town Hall – Council Chambers

820 Enfield St – Enfield, CT

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Call to Order Chairman Andrew Urbanowicz called the meeting to order at 7:04 PM.

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

Also present were Laurie Whitten, Director of Development Services, and Georgienna Driver Assistant Town Planner.

New Business

- a. **ZBA# 2022-03-15 - 114 North Street-** Application of Section 6.10 for a 8' variance from the 40' front yard setback; Jeffrey Peterson, Applicant; Neal Peterson + Susan L +Jeffrey P + Brian M, Owners; Map 100/ Lot 4; I-1 zone.

Motion: Commissioner Kwasnicki made a motion, seconded by Commissioner Turner, 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 Neville, to approve ZBA# 2022-03-15.

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

Votes: 0-5-0

- b. **ZBA# 2022-03-25 - 29 Crescent Beach Drive-** Application of Section 4.80 for a 3' variance from the 35' front yard setback; George and Lynn McAlees, Applicants/Owners; R-33 Zone; Lake Overlay District

Motion: Commissioner Davis made a motion, seconded by Commissioner Neville, 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 Neville, to approve ZBA# 2022-03-25.

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

Votes: 5-0-0

- c. **ZBA# 2022-04-08 – 92-98 Prospect Street** – Variance application of outdoor storage requirements, and expansion of non-conforming use; Kelly Fradet Lumber, Applicant; Town of Enfield, Owner; Map 21/Lot 20; I-1 Zone.

Motion: Commissioner Stroiney made a motion, seconded by Commissioner Kwasnicki, 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 Neville, to approve ZBA# 2022-04-08.

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

Votes: 5-0-0

Approval of Minutes

- a. January 24, 2022 – Regular Meeting

Motion: Commissioner Neville made a motion, seconded by Commissioner Turner, to approve the minutes from the January 24, 2022 Regular Meeting.

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

Votes: 5-0-0

- b. February 28, 2022- Regular Meeting

Motion: Commissioner Neville made a motion, seconded by Commissioner Turner, to approve the minutes from the February 28, 2022 Regular Meeting.

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

Votes: 5-0-0

Adjournment

Commissioner Turner made a motion to adjourn. The meeting was adjourned at 8:27 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 May 23, 2022.

Andrew Urbanowicz, Chairman Mary Ann Turner, Secretary