

Votes of the Members Pursuant to CGS, Section 1-225(a)
Enfield Zoning Board of Appeals
Regular Meeting
May 23, 2022 – 7:00 P.M.
Enfield Town Hall – Council Chambers
820 Enfield St – Enfield, CT

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2022 MAY 24 AM 10:50

Call to Order Chairman Andrew Urbanowicz called the meeting to order at 7:01 PM. *Shila M Bailey*

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

Absent was Commissioner Turner.

Also present were Matthew Davis, Assistant Town Planner and Rick Rachele, Zoning Enforcement Officer.

New Business

- a. **ZBA# 2022-04-14: 1375 Enfield St-** Appeal of the ZEO's Cease & Desist Order for Section 3.30.12; Devin Terhune, Applicant/Owner; Map 18/Lot 243; HR-33 Zone.

Chairman Urbanowicz seated Alternate commissioner Catherine Plopper and recused himself.

Motion: Commissioner Stroiney made a motion, seconded by Commissioner Plopper, to close the public input and continue ZBA# 2022-04-14 to the next regular meeting provided that the ZEO is able to inspect the property June 10, 2022..

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

- b. **ZBA# 2022-04-28: 425 Hazard Ave** -Auto Location Approval for Transfer of Used Car Dealers License; Zach Dupuis (dba Runway Motors LLC) Applicant; Hazardville Trade Village LLC, owner; Map 92/Lot 67; HVBG Zone.

Motion: Commissioner Neville made a motion, seconded by Commissioner Davis, to approve ZBA# 2022-04-28.

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

- c. **ZBA# 2022-05-06-: 25 Hazard Ave** – Request for General Repairers Location Approval; AAA Club Alliance Inc., Applicant; Paramount Realty Services Inc., Owner; Map 45/Lot 8, BR Zone.

Motion: Commissioner Stroiney made a motion, seconded by Commissioner Neville, to approve ZBA# 2022-05-06.

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

- d. **ZBA# 2022-05-10: 160 Spring St** – Request for variances to section 6.10.1 (reduce side yard setback on south side to 10 feet from the required 25 feet); section 6.10.1 (reduce front yard setback to Spring Street to 12 feet from the required 40 feet); section 6.10.2A (reduce the required 50 foot

front buffer to zero); section 10.10.2 (eliminate required additional parking stalls); section 10.10.8 (eliminate required additional loading areas); section 10.10.6 (parking area landscape standards); section 10.10.7 (parking area design requirements); and section 10.20 (general landscaping requirements); Andrew J. Crane, Applicant, Spring Street Holdings LLC, Owner, Map 21/Lot 2; I-1 Zone.

Motion: Commissioner Stroiney made a motion seconded by Commissioner Davis to approve ZBA# 2022-05-10.

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

Approval of Minutes

a. April 25, 2022 – Regular Meeting

Motion: Commissioner Neville made a motion, seconded by Commissioner Stroiney, to approve the minutes from April 25, 2022 as amended.

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

Adjournment

Commissioner Stroiney made a motion to adjourn, seconded by Commissioner Neville. The meeting was adjourned at 8:35 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 27, 2022**.