

**Votes of the Members Pursuant to CGS, Section 1-225(a)**  
**AMENDED Notice of Action**  
**Enfield Zoning Board of Appeals-Regular Meeting**  
**July 25, 2022 – 7:00 P.M.**  
**Enfield Town Hall – Council Chambers**  
**820 Enfield St – Enfield, CT**

RECEIVED  
ENFIELD TOWN CLERK

2022 AUG -2 PM 12:56

Sheila M Bailey

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**Call to Order** Chairman Andrew Urbanowicz called the meeting to order at 7:03 PM.

**Roll Call** Commissioner Turner took the roll and present were Commissioners Andrew Urbanowicz, Kelly Davis, Timothy Neville, Charles Mastroberti.

Absent was Commissioner Kwasnicki and Alternate Commissioners Richard Stroiney, and Catherine Plopper.

Also present were Lauren Whitten, Director of Planning, Georgianna Driver, Assistant Town Planner and Maria Elsdon, Town Attorney.

Chairman Urbanowicz recused himself for Executive Session and seated Commissioner Neville as Chairman.

**Motion:** Commissioner Turner made a motion to move into Executive Session, seconded by Commissioner Mastroberti.

The motion passed with a unanimous vote.

**Pending Litigation**

Jarmoc Farms, LLC v. Town of Enfield Zoning Board of Appeals  
Docket No. LND-HHD-CV 21-6143004-S

**Motion:** Commissioner Davis made a motion, seconded by Commissioner Neville to end Executive Session at 7:22PM.

The motion passed with a unanimous vote.

No decisions were made, and no votes were taken.

Commissioner Stroiney joined the meeting at 7:22PM

**New Business**

- a. **ZBA# 2022-06-15A: 79 Enfield Street-** Appeal of the ZEO's Cease and Desist Order regarding temporary storage containers; 79-81 Enfield Street LLC, Owner; Moshe Ronen, Applicant; Map 35/Lot 217; BL Zone

The public hearing was opened.

**Motion:** Commissioner Tuner made a motion, seconded by Commissioner Neville, to table ZBA# 2022-06-15A to September 26, 2022 Regular Meeting.

The motion passed with a 4-0-0 vote.

- b. **ZBA# 2022-06-15B: 29 Crescent Beach Drive-** Application to vary Section 3.40.2A, to allow the relocation and expansion of a lawful non-conforming structure (deck); George and Lynn McAlees, Applicants/ Owners; Map 97/Lot 10; R-33 Zone; Lake Overlay District.

The public hearing was opened.

**Motion:** Commissioner Davis made a motion, seconded by Commissioner Neville, to close the public hearing.

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

**Motion:** Commissioner Tuner made a motion, seconded by Commissioner Neville, to approve ZBA# 2022-06-15B.

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

- c. **ZBA# 2022-07-13: 1 Depot Hill Road** – Automotive Application to transfer existing dealership to new owner; Gabrielli Kenworth of CT, LLC, Applicant; RSP Capital Holdings LLC, Owner; Map 13/Lot 38

**Motion:** Commissioner Tuner made a motion, seconded by Commissioner Neville, to approve ZBA# 2022-07-13.

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

### **Approval of Minutes**

- a. June 27, 2022 – Regular Meeting

**Motion:** Commissioner Turner made a motion, seconded by Commissioner Neville, to approve the minutes from June 27, 2022, with Commissioner Davis abstaining.

The motion passed with a 5-0-1 vote.

- b. July 13, 2022- Regular Meeting

**Motion:** Commissioner Stroiney made a motion, seconded by Commissioner Neville, to approve the minutes from July 13, 2022 as amended with Commissioner Urbanowicz abstaining.

The motion passed with a 5-0-1 vote.

**Adjournment**

Commissioner Neville made a motion to adjourn, seconded by Commissioner Turner to adjourned at 8:44 p.m.

**Note:** Application information is available for view in the Enfield Planning Office. The next regular meeting of the Zoning Board of Appeals is **September 28, 2022**.