

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

Notice of Action

Enfield Zoning Board of Appeals-Regular Meeting

September 26, 2022 – 7:00 P.M.

Enfield Town Hall – Council Chambers

820 Enfield St – Enfield, CT

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2022 SEP 27 PM 2:18

Shelba M Bailey

Call to Order Chairman Andrew Urbanowicz called the meeting to order at 7:05 PM.

Roll Call Commissioner Turner 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.

Chairman Urbanowicz seated Alternate Commissioner Kwasnicki.

Also present was Laurie Whitten Director of Planning & Zoning and Rick Rachele, Zoning Enforcement Officer.

Old 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

Motion: Commissioner Turner made a motion, seconded by Commissioner Neville, to uphold Zoning Enforcement Officers decision regarding ZBA# 2022-06-15A: 79 Enfield Street.

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

New Business

- a. **ZBA# 2022-08-04: 20 and 22 Pleasant Street-** Appeal of the ZEO's Cease and Desist Order regarding the improper storage location of garbage and recycling receptacles in the front yard setback; Jeffrey & Angela Foss, Owner/Applicant; Map 27/Lot 164 and 163; TD-5 Zone

Appeal was withdrawn by Owner/Applicant

- b. **ZBA# 2022-09-13: 92 Main Street** – Request for setback variances of Section 10.10.7.VI. Town of Enfield, Applicant; Salas Brothers LLC, Owner; Map 24/Lots 24 & 161, TD-4 and TD-1 Zones.

Motion: Commissioner Turner made a motion, seconded by Commissioner Kwasnicki, to approve with the following variances:

1. **To Approve** the reduction of the setback for parking area from side yards to be reduced from 10 feet to 4.8 feet; thus a 5.2 foot variance for parking areas from side yards
2. **To approve** a reduction of the setback for parking areas from a building to be reduced from 10 feet to 6 feet per requirements of Section 10.10.vi of the zoning regulations. Thus a 4 foot variance for parking areas from a building.

The motion passed with 5-0-0 vote.

Approval of Minutes

a. September 6, 2022- Regular Meeting

Motion: Commissioner Stroiney made a motion, seconded by Commissioner Neville, to change the date on the agenda from September 6, 2022, to August 29, 2022.

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

Motion: Commissioner Mastroberti made a motion, seconded by Commissioner Turner to approve the minutes as amended.

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

Adjournment

Commissioner Mastroberti made a motion to adjourn, seconded by Commissioner Neville to adjourn at 8:15 p.m.

The next regular meeting of the Zoning Board of Appeals is **October 24, 2022**.

Note: Application information is available for view in the Enfield Planning Office.