



**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING**

November 24, 2025

**7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT**

<https://www.youtube.com/watch?v=EWQEUx5iT4>

1. CALL TO ORDER

Chair Urbanowicz called the meeting to order at 7:00pm.

2. FIRE EVACUATION ANNOUNCEMENT

Fire evacuation announcement was made.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Charles Mastroberti, Richard Stroiney, Mary Ann Turner, Andrew Urbanowicz

Absent: Christine DeBonee

Also present was Rick Rachele, Zoning Enforcement Officer; Mark Cerrato, Town Attorney; and Rebecca Jones, Recording Secretary.

5. OLD BUSINESS

A. Legal Notice

None.

6. NEW BUSINESS

A. Legal Notice

None.

B. 2026 ZBA Meeting Schedule

MOTION by: Richard Stroiney **seconded:** Mary Ann Turner to approve the 2026 ZBA Meeting Schedule.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Charles Mastroberti, Richard Stroiney, Mary Ann Turner, Andrew Urbanowicz No: None Abstain: None.

7. APPROVAL OF MINUTES

A. September 22, 2025

Commissioner Byrne noted that he was a non-voting member at the last meeting.

MOTION by: Mary Ann Turner **seconded:** Richard Stroiney to approve the September 22, 2025 meeting minutes as corrected.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Charles Mastroberti, Richard Stroiney, Mary Ann Turner, Andrew Urbanowicz No: None Abstain: None.

8. CORRESPONDENCE/STAFF REPORT

A. Activity Compliance Report

Commissioner Turner thanked Mr. Rachele for creating this report.

9. OTHER BUSINESS

10. TOWN ATTORNEY REPORT

A. September 25, 2025

B. October 30, 2025

11. EXECUTIVE SESSION

A. Executive Session to discuss Valley, Douglas v. Zoning Board of Appeals Town of Enfield HHD-CV-25-6199381-S

MOTION by: Mary Ann Turner **seconded:** Richard Stroiney to enter into executive session.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Charles Mastroberti, Richard Stroiney, Mary Ann Turner, Andrew Urbanowicz No: None Abstain: None.

Executive session began at 7:04pm and ended at 7:15pm. No votes were taken and no decisions were made.

12. ADJOURNMENT

MOTION by: Mary Ann Turner, **seconded:** Richard Stroiney to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 7:15pm.

Respectfully submitted,

Mary Ann Turner
Secretary

Rebecca Jones
Recording Secretary