



**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
December 15, 2025
7:00 PM - Town Hall-Scitico Room
820 Enfield St, Enfield, CT**

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: Christine DeBonee, Richard Stroiney, Mary Ann Turner, Andrew Urbanowicz

Absent: James Byrne, Charles Mastroberti

Also Rick Rachele, Zoning Enforcement Officer

Present:

MOTION by: Richard Stroiney **seconded:** Christine DeBonee to move Executive Session before Old Business.

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

MOTION by: Richard Turner **seconded:** Christine DeBonee to enter into Executive Session.

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

The meeting went into Executive Session at 7:02pm and ended at 7:06pm.

5. OLD BUSINESS

A. Legal Notice

B. Motion to Approve the Stipulation regarding the appeal titled *Douglas Valley and Ida Valley v. Zoning Board of Appeals of the Town of Enfield*, Docket number HHD-CV-25-6199381-S

MOTION by: Mary Ann Turner **seconded:** Christine DeBonee to approve the stipulation regarding the appeal titled Douglas Valley and Ida Valley v. Zoning Board of Appeals of the

Town of Enfield, Docket No. HHD-CV-25-699381-S.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Christine DeBonee, Charles Mastroberti, Richard Stroiney, Mary Ann Turner, Andrew Urbanowicz No: None Abstain: None.

Chair Urbanowicz read the stipulation into the record. It appears below verbatim:

The Plaintiffs shall be allowed to construct a driveway adjacent to the existing driveway between Plaintiff's house and Shaker Road. The new driveway will be constructed out of impervious materials and will be completed by June 1, 2026. Plaintiff shall be able to park the recreational vehicle on the existing driveway located between the house at 4 Ganny Terrace and Shaker Road. The RV will be allowed to extend no more than 6 feet in front of the front line of the house. The stipulation will apply to a replacement RV provided it meets the provisions of this stipulation and is no larger than the existing RV. The stipulation is personal to the plaintiffs and does not run with the land. Future owners or occupants of 4 Ganny Terrace will be subject to all parking, setback and other applicable zoning regulations. A copy of the stipulation will be included in the minutes of this meeting. The stipulation will be subject to the approval of the Superior Court for Connecticut General Statute 8-8N.

6. NEW BUSINESS

A. Legal Notice

7. APPROVAL OF MINUTES

A. November 24, 2025

MOTION by: Richard Stroiney **seconded:** Mary Ann Turner to approve the November 24, 2025 meeting minutes.

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

8. CORRESPONDENCE/STAFF REPORT

Mr. Rachele had nothing significant to report.

9. OTHER BUSINESS

The commissioners will receive iPads to view meeting materials. Commissioners discussed receiving paper plans in lieu of electronic copies.

10. TOWN ATTORNEY REPORT

None.

11. EXECUTIVE SESSION

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

12. ADJOURNMENT

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

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 7:08pm.

Respectfully submitted,

Mary Ann Turner
Secretary

Rebecca Jones
Recording Secretary