



**MINUTES
ZONING BOARD OF APPEALS
SPECIAL MEETING**

February 9, 2026

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

https://www.youtube.com/watch?v=fE_NrP0DHAo

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

Absent: Charles Mastroberti

Also Laurie Whitten, Town Planner; Stephen Hiney, Assistant Town Planner;

Present: Rebecca Jones, Recording Secretary.

5. OLD BUSINESS

A. Legal Notice

6. NEW BUSINESS

A. Legal Notice

B. ZBA# 2026-01-09 - 75 Oliver Road - Application for Variance Seeking Relief of Section 4.10.2 Cellar and Foundation Requirements; Heron Homes LLC, Applicant/Owner; Map 47/Lot 63; R-44 Zone

The legal notice was read into the record by Commissioner Turner. Chair Urbanowicz seated Commissioner Byrne as a voting member. Chair Urbanowicz also read the variance statement into the record. Property owner, Reinhard von Hollander was present along with his attorney, William Case, in person. Soil scientist, Jim Sakonchick was present via Zoom. The applicant is seeking a variance to allow for the construction of a single-family residence without a basement at the property located at 75 Oliver Road. Reports from the soil scientist

report a high water table on the property, which digging into for a basement would not create reliable footing drains and may impact the hydrology of the site.

Commissioner Turner asked why the applicant waited so long to come before this board as construction had been underway for some time. The applicant received approval from the Inland Wetlands and Watercourses Agency and several violations occurred once construction began. The applicant has been before IWWA to address Notices of Violation received related to drainage issues on the site. Their commission required the applicant to come before this board to request the construction of the home without a basement, although the home has already been constructed. Ms. Whitten confirmed with the Building Department that the footings and the foundation were inspected and approved. Commissioner Turner asked how the applicant will keep water out of the home. Mr. Von Hollander detailed actions taken to rectify the drainage issues. He determined during the excavation process that a basement would not be feasible and did not seek Town approval before continuing with the process. Commissioner Turner asked Ms. Whitten for a letter from the Building Department confirming that the home is up to code.

Chair Urbanowicz opened the public hearing for public comment.

Edward Cowan, 101 Fairfield Road, lives directly adjacent to this property. He does not understand how Mr. Von Hollander built the home without a basement before seeking proper approval. When Mr. Cowan purchased his home, he had the home waterproofed, as did many of his neighbors. He is concerned about water draining off the site and causing ice in the roadway. He reported water draining onto his property since construction has begun.

Mr. Von Hollander stated that there is no water draining off of his property onto others' properties. Mr. Sakonchick shared information related to rising groundwater and confirmed that through his research, there is a geologic hardship on the property. Mr. Von Hollander stated that there have been no water issues since revising the site plan per the engineer's suggestions. The commissioners were reminded to focus on the variance request. Chair Urbanowicz stated that the litigation history of the lot supports the claims that the lot is wet. Commissioner Stroiney stated that it is difficult to address the variance request given that the house has already been built. Attorney Case confirmed that the engineer's report certifies that all the water on site is being drained properly.

MOTION by: Richard Stroiney **seconded:** None to close the public hearing.

Ms. Whitten stated that no new testimony can be received if the public hearing is closed. Commissioner Stroiney rescinded his motion.

MOTION by: Mary Ann Turner **seconded:** Richard Stroiney to continue this public hearing to the next regular meeting.

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

7. APPROVAL OF MINUTES

A. December 15, 2025

MOTION by: Mary Ann Turner **seconded:** Richard Stroiney to approve the December 15, 2025 meeting minutes.

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

8. CORRESPONDENCE/STAFF REPORT

Commissioners received a contact sheet to review and confirm that their information is correct.

9. OTHER BUSINESS

A. Election of Officers

MOTION by: Mary Ann Turner **seconded:** Richard Stroiney to nominate Andrew Urbanowicz as Chair of the Zoning Board of Appeals.

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

MOTION by: Mary Ann Turner **seconded:** Andrew Urbanowicz to nominate Richard Stroiney as Vice Chair of the Zoning Board of Appeals.

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

MOTION by: Richard Stroiney **seconded:** Andrew Urbanowicz to nominate Mary Ann Turner as Secretary of the Zoning Board of Appeals.

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

10. TOWN ATTORNEY REPORT

A. December 19, 2025

11. EXECUTIVE SESSION

None.

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 8:01pm.

Respectfully submitted,

Mary Ann Turner

Secretary

Rebecca Jones

Recording Secretary