



**MINUTES
ZONING BOARD OF APPEALS
SPECIAL MEETING
March 9, 2026
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

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Absent: Christine DeBonee

Also Director of Planning, Laurie Whitten; and Assistant Planner, Stephen Hiney.

Present:

Chair Urbanowicz seated Commissioner Byrne as a voting member.

5. OLD 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

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 detail 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. Since the last meeting, the Building Department has submitted copies of the inspections done on the site.

At this time, the Commission heard comments from the public.

Michael Menard, 94 Post Office Road, spoke in opposition of the variance request. He prepared a written statement that was submitted to staff for the record. Mr. Menard does not believe this application meets the variance requirements and reviewed specific details related to the hydrology of the site.

Mr. Menard also read a statement prepared by Lori Longhi, 1427 Enfield Street, in opposition of the variance request. She has been involved in new-home construction for decades and shared criticism related to Mr. von Hollander's building practices. Mr. von Hollander is well aware of rules and best practices, but willfully ignores them. Photo exhibits were included with her written statement, which was submitted to staff for the record.

Norman Gagnon, 24 Fairfield Road, spoke in opposition of the variance request. He also expressed concern about the curb cut on Oliver Road as it has created unsafe driving conditions. Mr. Gagnon contacted the Engineering Department, who stated that they did not know the listing was on Post Office Road. As more houses are built in this area, there is nowhere for the groundwater to go. Mr. Gagnon submitted his written statement for the record.

Mr. Sakonchick spoke on behalf of the applicant. He shared several photos of the soil banks around the property and discussed the coverage ratios. He stated that the reason Mr. von Hollander did not seek the variance sooner was because he thought he was in compliance. The topographical map and grading changes were reviewed as were the elevations of the abutting properties referenced during public comment.

Mr. von Hollander stated that he purchased 100 Post Office Road from Ms. Longhi, and she built three other houses on Post Office Road, one of which Mr. Menard lives in. The 50% coverage ratio was met and approved by Town staff for 100 Post Office Road. He was not allowed to bring fill onto the site located at 75 Oliver Road due to wetlands restrictions. Mr. Sakonchick stated that this request is compatible with the intent of the zoning regulations. He stated that the soils are documented as having a water table at or near the surface for much of the year or a seasonally high water table, limiting the practicality of deeper excavation and creating a hardship for building a basement.

Attorney Case listed addresses of homes built in Enfield in the past five years that were approved without a basement that did not need a variance. Town staff has no knowledge regarding any of the property addresses. Mr. Sakonchick answered questions related to the water table and the use of footing drains. Commissioner Byrne asked Attorney Case if the applicant will still assert that the 50% threshold has been met should the variance be denied.

Norman Gagnon, 24 Fairfield Road, reviewed the site plan and shared information related to the water flow.

Ms. Whitten stated that it is up to the Commission to determine if a high water table constitutes a hardship. Commissioner Turner stated that this should have been addressed far earlier in the building process. The plans approved by the Planning Department included a basement. Mr. von Hollander then submitted revised as-built plans to the Building Department that excluded the basement. Those plans did not go back to the Planning Department for review in the Town's Open Gov system. A stop work order was issued as soon as this issue was discovered. Town staff is unsure if this has happened with any other application, but they are looking into rectifying the issue internally. Commissioner Byrne asked Mr. von Hollander clarifying questions related to the exhibits included in Ms. Longhi's statement.

MOTION by: Mary Ann Turner **seconded:** Richard Stroiney to close the public hearing.

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

MOTION by: Mary Ann Turner **seconded:** Richard Stroiney to approve ZBA 2026-01-09 - 75 Oliver Road.

Commissioner Turner opined that this is a self-imposed hardship. Commissioner Mastroberti stated that this should have been brought to the Commission before building began. The commissioners discussed the timeline of events at length.

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

6. NEW BUSINESS

A. Legal Notice

7. APPROVAL OF MINUTES

A. February 9, 2026 - Special Meeting

These will be approved at a later date.

8. CORRESPONDENCE/STAFF REPORT

None.

9. OTHER BUSINESS

None.

10. TOWN ATTORNEY REPORT

A. January 27, 2026

Town Attorney report was received.

11. EXECUTIVE SESSION

A. Docket NO. HHD-CV-23-6168303-S

Jarmoc Real Estate, LLC v. Zoning Board of Appeals of the Town of Enfield

This will be discussed at the next meeting.

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 8:28pm.

Respectfully submitted,

Mary Ann Turner

Secretary

Rebecca Jones

Recording Secretary