



**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
May 18, 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

Fire evacuation announcement was made.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Andrew Urbanowicz, Mary Ann Turner, Christine DeBonee, Charles Joseph Mastroberti, James Byrne

Absent: Richard Stroiney

Also Ricardo Rachele, Zoning Enforcement Officer and Stephen Hiney, Assistant

Present: Town Planner

Commissioner Byrne was seated as a voting member.

5. OLD BUSINESS

A. Legal Notice

6. NEW BUSINESS

A. Legal Notice

B. ZBA# 2026-4-10A - 174 Shaker Road - Appeal of the Zoning Enforcement Officer's Cease & Desist Order for violation of Sections 3.00.1, 3.30.14, 6.20 and PH# 2284; Joseph Raschi, Applicant/Owner; Map 81, Lot 126; I-1 Zone

Property owner, Joseph Raschi, Teresa Eckstrom, and Paul Raschi and Attorney George Schrober were present for discussion. A Cease and Desist Order was issued on March 27, 2026 was sent to Mr. Raschi for the property located at 174 Shaker Road. While researching another violation, it was discovered that the Assessor's card notes that the property has a single-family home with an in-law apartment and notes it as a 2-family residence. There are

no Planning and Zoning approvals for the addition of the in-law apartment, according to the land records.

Attorney Shrober reviewed the building plans submitted and approved by the Building Department. Mr. Raschi stated that the property was inspected and approved by the Building Inspector, and he received a Certificate of Occupancy. Teresa and Paul both testified that they live in the home with Joseph. Attorney Shrober reviewed the zoning regulations and highlighted relevant definitions.

Mr. Rachele reviewed the history of violations on the site. He stated that the only thing approved was a single-family dwelling. A special use permit must be granted for an accessory apartment. Commissioner Turner confirmed that this is a raised ranch-style house. The Commissioners reviewed the house layout. Attorney Shrober opined that just because there are two kitchens, that does not indicate that it is a two-family home. Attorney Shrober offered to allow Mr. Rachele to inspect the property. Additional approvals will be required to continue the wood storage and mulching.

MOTION by: Christine DeBonee **seconded:** Charles Joseph Mastroberti to continue this application to the June 22, 2026 regular meeting.

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

C. ZBA# 2026-4-10B - 130 Shaker Road - Appeal of the Zoning Enforcement Officer's Cease & Desist Order for violation of Section 6.20; Joseph Raschi, Applicant/Owner; Map 81, Lot 10; I-1 Zone

Property owner Joseph Raschi and his attorney George Shrober were present for discussion. A Cease and Desist Order was issued on March 27, 2026 to Mr. Raschi for operating a manufacturing and processing operations of timber and wood products at 130 Shaker Road without an approval. The violation is based on Mr. Raschi bringing in the timber, cutting and mulching it then selling the wood products. This operation is not considered farming since the materials are being brought in to the site. Mr. Rasschi stated at a previous Wetlands hearing that the property was considered and has been operating as a farm. Although the property is listed on the Assessor's card as 3.02 area, there is no Town record showing that the property has ever been registered as a farm.

The manufacturing and processing of the timber at 130 Shaker Road is taking place across the street from residential properties. This is a violation of the additional setback and buffer requirements application to Industrial Zones in the regulations. Mr. Rachele received an email from Attorney Shrober on April 28, 2026 stating that Mr. Raschi will have the mulch

piles and large shipping containers removed by May 31, 2026.

Attorney Shrober reviewed historic deeds and detailed the ownership of the property. He stated that at some time between the 1930s and 1960s, the property at 130 Shaker Road began processing wood and mulch. Mr. Raschi purchased this property in 2020 from the Moody family, who was also using it for the same purpose. Should this appeal fail, the Town will require Mr. Raschi to apply for a special use permit, and the land survey required for this application is cost-prohibitive.

Mr. Rachele shared photos of the site. He noted that there are several new machines on site since Mr. Raschi purchased the property. The Commission discussed the origin of the complaint and best next steps.

MOTION by: Mary Ann Turner **seconded:** Christine DeBonee to continue this application to the June 22, 2026 regular meeting.

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

D. **XZBA# 2026-4-28 - 37 Bacon Road** - Application for a variance seeking relief of accessory structure height and location requirements under Section 3.30.7.a.ii and 3.30.7.a.ii.b; Jamie Hurley, Applicant; Shaker Pines Fire District #5, Owner, Map 94/Lot 62; R-33 Zone Commissioner Byrne recused himself from this application. Commissioner Turner read the legal notice into the record. Applicants Jamie Hurley and Jay Flanagan were present for discussion. Commissioner Turner noted that the legal notice drafted by Mr. Hiney incorrectly identified the zone as residential. The legal notice must be republished with the correct information.

MOTION by: Charles Joseph Mastroberti **seconded:** Christine DeBonee to continue this application to the June 22, 2026 regular meeting.

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

7. APPROVAL OF MINUTES

A. March 9, 2026 - Special Meeting

MOTION by: Mary Ann Turner **seconded:** Christine DeBonee to approve the March 9, 2026 Special Meeting minutes.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Andrew

Urbanowicz, Mary Ann Turner, Christine DeBonee, Charles Joseph Mastroberti, James Byrne
No: None Abstain: None.

8. CORRESPONDENCE/STAFF REPORT

None.

9. OTHER BUSINESS

None.

10. TOWN ATTORNEY REPORT

A. March 2, 2026

B. April 7, 2026

C. April 28, 2026

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

12. ADJOURNMENT

MOTION by: Mary Ann Turner, seconded: Christine DeBonee to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:18pm.

Respectfully submitted,

Mary Ann Turner

Secretary

Rebecca Jones

Recording Secretary