



**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING**

June 22, 2026

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

<https://www.youtube.com/watch?v=1SsThJrBpaM>

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, Richard Stroiney, Mary Ann Turner, Charles Joseph Mastroberti, James Byrne

Absent: Christine DeBonee

Also Present Rick Rachele, Zoning Enforcement Officer; Stephen Hiney, Assistant Town Planner; and Rebecca Jones, Recording Secretary.

MOTION to by: Mary Ann Turner **seconded:** James Byrne to hear XZBA# 2026-4-2 - 37 Bacon Road before ZBA# 2026-4-10A and ZBA# 2026-4-10B.

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

5. OLD 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 and Attorney George Shrober were present for discussion. Attorney Shrober confirmed that Commissioner Stroiney was prepared to vote as he was absent at the last meeting. He also noted a correction to the May minutes in which the property referenced at the bottom of Page 2 should be 174 Shaker Road, which is Mr. Raschi's residence.

Attorney Shrober subpoenaed the Town Assessor, Vicki Rose, who was present for discussion. She was called to the dias. He reviewed the Assessors Card from 2003 which confirmed the house has been taxed as a single-family residence. He then reviewed the 2011 reevaluation, which taxed the house as a single-family residence with an in-law apartment. It was confirmed that no internal inspection was completed nor was there any contact made with the homeowner. The Commissioners asked clarifying questions as it relates to property card information. Commissioner Stroiney requested further clarification related to the additional fixtures listed on the 2023 property card. Mr. Rachele confirmed that the property owner is able to find their property values independently online. Commissioner Byrne confirmed with Ms. Rose that no assessment appeals have been filed since 2011.

Mr. Rachele stated that the property owner was first made aware of the violation in 2022 and has had ample time to address any issues with the property card. The Cease and Desist Order was based on the information staff had at the time that there was a violation for the in-law apartment.

Attorney Shrober stated that the containers are off the property but the woodchip piles are still there. There were personal and health-related reasons for the delay. Commissioner Turner requested photos confirming that the containers have been removed. He also requested that this hearing remain open to allow time for the property owner to appear before the Wetlands Commission on July 7, 2026. Attorney Shrober officially withdrew the appeals to the storage container and the woodchip mulch pile located at 174 Shaker Road. The applicant also requested an extension.

MOTION by: Mary Ann Turner **seconded:** Charles Joseph Mastroberti accept the applicant's extension for ZBA# 2026-4-10A to the September 28, 2026 regular meeting.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Andrew Urbanowicz, Mary Ann Turner, Charles Joseph Mastroberti, James Byrne No: Richard Stroiney 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 Attorney George Shrober were present for discussion. Through questioning, Mr. Raschi stated that this property has been used for this purpose for as long as he can remember. Previously owned by Pop Moody, Mr. Raschi bought the property in 2020. The field work for the survey has been done, and the site plan will be completed by next week. Attorney Shrober requested that this matter be left open so that the applicant can present a special use application to the Planning and Zoning Department.

The applicant would like to extend this to the July 27, 2026 meeting. Mr. Rachele opined that this matter should be heard tonight as it has been open since 2022.

MOTION by: Charles Joseph Mastroberti **seconded:** Richard Stroiney to close the public hearing.

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

MOTION by: Mary Ann Turner **seconded:** Richard Stroiney to approve ZBA #2026-04-10B - 130 Shaker Road: Appeal of the Zoning Officer's Cease and Desist Order for violation of Section 6.20.

MOTION by: Mary Ann Turner **seconded:** James Byrne to remove the previous motion on the floor and grant the applicant 30 additional days to July 27, 2026.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Andrew Urbanowicz, Mary Ann Turner, Charles Joseph Mastroberti, James Byrne No: Richard Stroiney, 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; James Nolan, Applicant; Shaker Pines Fire District #5, Owner, Map 94/Lot 62; I-1 Zone
Commissioner Turner read the legal notice into the record. Commissioner Byrne recused himself and left the room at 7:02pm. Applicants Jamie Hurley, James Nolan and Jay Flanagan were present for discussion. This is a variance request to build a fire department training facility for the property located at 37 Bacon Road. The property is approximately 1 acre in the I-1 zone and contains wetlands and 100-year and 500-year flood zones.

Deputy Chief Hurley detailed the hardship. The variance requested represents the minimum relief necessary to meet the operational needs of the fire district. The proposed structure has been designed to be no larger or taller than required to safely conduct essential training. Fire industry standards mandate a three-story configuration for ladder operations and rescue scenarios, resulting in a minimum height of approximately 25 to 30 feet. The proposed design using stacked shipping containers with safety railings and a vent stack reflects the smallest possible configuration that still meets NFPA, OSHA, and ISO standards. Alternative placements on the property were evaluated, but none could satisfy both zoning requirements and the operational needs of the department.

Commissioner Turner requested that the applicant review the site plans in greater detail. Deputy Chief Hurley confirmed that the proposed structure would be different than the one

on Weymouth Road as this would be multi-faceted. Commissioner Stroiney asked clarifying questions related to the wetlands impact. Mr. Hiney confirmed that this can be approved via Wetlands Agent approval and must be applied for separately.

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

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

MOTION by: Mary Ann Turner **seconded:** Richard Stroiney to approve 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; James Nolan, Applicant; Shaker Pines Fire District #5, Owner, Map 94/Lot 62; I-1 Zone.

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

Commissioner Bynre returned to the meeting at 7:13pm.

6. NEW BUSINESS

A. Legal Notice

7. APPROVAL OF MINUTES

A. May 18, 2026

MOTION by: Mary Ann Turner **seconded:** Richard Stroiney to approve the May 18, 2026 regular meeting minutes with the following correction: the address referenced on the bottom of Page 2 should be 130 Shaker Road.

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

8. CORRESPONDENCE/STAFF REPORT

9. OTHER BUSINESS

Commissioners requested that printed materials be available for review at the meeting. Mr. Hiney stated that this is why the Town purchased iPads for the Commissioners. Those

iPads have connectivity issues in Council Chambers. Mr. Hiney will make contact with I/T for another training opportunity.

10. TOWN ATTORNEY REPORT

A. May 27, 2026

11. EXECUTIVE SESSION

12. ADJOURNMENT

MOTION by: Richard Stroiney, seconded: Charles Joseph Mastroberti to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:53pm.

Respectfully submitted,

Mary Ann Turner

Secretary

Rebecca Jones

Recording Secretary