



**MINUTES
ZONING BOARD OF APPEALS
SPECIAL MEETING
August 17, 2026
7:00 PM - Council Chambers**

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

1. CALL TO ORDER

The meeting was called to order at 7:00pm.

2. FIRE EVACUATION ANNOUNCEMENT

Fire evacuation announcement was made.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Absent: Andrew Urbanowicz, Christine DeBonee

Also Present Rick Rachele, Zoning Enforcement Officer

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

Attorney George Schober and property owner Joseph Raschi were present for the discussion. Attorney Schober requested that this application be heard in September as there are only four commissioners present at this meeting. Commissioner Stroiney confirmed that the June minutes reflected this request. Attorney Schober stated that the mulch pile has been moved and submitted photos of such for the record.

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

Attorney George Schober and property owner Joseph Raschi were present for the discussion. Attorney Schober requested that this application be heard in September as there were only four commissioners present at this meeting. Mr. Rachele stated that the required site plan has not yet been submitted. Mr. Raschi brought a map into the Planning

Office but it was missing critical information. He affirmed that this is not an approved use of the property under the zoning regulations. The commissioners confirmed that the public hearing was closed at the June meeting and would have been voted upon at the July meeting, but there was not a quorum. Attorney Schober objected because there are only four commissioners present. Mr. Rachele stated that he has not submitted any new information.

MOTION by: Mary Ann Turner **seconded:** Charles Joseph Mastroberti to approve ZBA# 2026-10B - 130 Shaker Road - Appeal of the Zoning Enforcement Officer's Cease & Desist Order for violation of Section 6.20.

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

6. NEW BUSINESS

A. Legal Notice

B. ZBA# 2026-07-08 - 2 Middlesex Dr - Application for a variance seeking relief of structure location requirements under Section 4.10.3; Michael D. Conroy Jr., Applicant/Owner, Map 53/Lot 184; R-33 Zone

Commissioner Stroiney seated Commissioner Byrne as a voting member. Commissioner Turner read the legal notice into the record. Property owner Michael Conroy was present via Teams. He is seeking a variance to install a garage and mudroom. This will encroach on the current setback. Mr. Conroy noted that his lot is non-conforming, as are other properties on his street. He explained the unique shape of his lot and how it affects the potential build-out. It will still be 34 feet from the road. Mr. Rachele read excerpts from his staff report, which also detailed the hardship of the unique shape of the lot.

MOTION by: Mary Ann Turner **seconded:** Charles Joseph Mastroberti to close the public hearing.

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

MOTION by: Mary Ann Turner **seconded:** Charles Joseph Mastroberti approve ZBA# 2026-07-08 - 2 Middlesex Drive - Application for a variance seeking relief of structure location requirements under Section 4.10.3.

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

7. APPROVAL OF MINUTES

A. June 22, 2026

MOTION by: Mary Ann Turner **seconded:** Charles Joseph Mastroberti to approve the June 22, 2026 regular meeting minutes.

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

8. CORRESPONDENCE/STAFF REPORT

Zachary Belleville, 29 Cora Street, asked for information related to local compliance with federal housing mandates. He also asked about the future of the mall property. He was directed to attend Town Planning and Zoning Commission and Town Council meetings.

9. OTHER BUSINESS

None.

10. TOWN ATTORNEY REPORT

A. July 22, 2026

B. June 30, 2026

11. EXECUTIVE SESSION

A. Discussion of HHD-CV-26-6221955-S, Heron Homes, LLC v. Zoning Board of Appeals of the Town of Enfield

MOTION by: Mary Ann Turner **seconded:** Charles Joseph Mastroberti to enter into Executive Session at 7:31pm.

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

Executive Session concluded at 7:43pm. No votes were taken.

12. ADJOURNMENT

MOTION by: Mary Ann Turner, 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 7:42pm.

Respectfully submitted

Mary Ann Turner, Secretary

Rebecca Jones

Zoning Board of Appeals

Recording Secretary