

Votes of the Members Pursuant to CGS, Section 1-225(a)

Enfield Zoning Board of Appeals

Regular Meeting

February 22, 2021 – 7:00 P.M.

Virtual Meeting

Call to Order Chairman Maurice LaRosa called the meeting to order at 7:05 p.m.

Roll Call Commissioner Stroiney took the roll and present were Commissioners Maurice LaRosa, Andrew Urbanowicz, Charles Mastroberti, Kelly Davis, and Alternate Commissioners Catherine Plopper, Robert Kwasnicki and Richard Stroiney. Absent was Mary Ann Turner.

Commissioner Stroiney seated for absent commissioner.

Also present were Laurie Whitten, Director of Development Services, Jennifer Pacacha, Assistant Town Planner, Richard Rachele, Certified Zoning Enforcement Official and Elizabeth Bouley, Recording Secretary.

New Business

- a. **ZBA# 2020-12-04** – 79-81 Enfield Street & 4 Willard Avenue – Auto Location Approval application for a General Repairer's License to operate a general repairs business in an existing garage; 79-81 Enfield Street, LLC, owners and applicant; Map 035/Lot 217; BL Zone.

Motion: Commissioner Stroiney made a motion, seconded by Commissioner Mastroberti, to approve a used car sales license only for 718 Enfield St. The motion passed with a 5-0-0 vote.

Vote: 5-0-0

Motion: Commissioner Stroiney made a motion, seconded by Commissioner Urbanowicz, to approve a dealer and repairers license for 710 Enfield St. The motion passed with a 5-0-0

Votes: 5-0-0

- b. **ZBA# 2021-02-08** – 69 Broadbrook Road – Appeal of the Zoning Enforcement Officer's Notice of Violation of section 4.10 – Residential Lot & Bulk Requirements; Jarmoc Farm LLC and Jarmoc Real Estate LLC, owner/applicant; Map 102/Lot 49; R-88 Zone.

Motion: Commissioner Mastroberti made a motion, seconded by Commissioner Kwasnicki, to table ZBA# 2021-02-08 to March 22, 2021. The motion passed with a 4-0-1 vote.

The motion passed with a 4-0-1 roll call vote with Commissioner Urbanowicz abstaining.

Vote: 4-0-1

- c. **ZBA# 2020-10-27** – 9 Hamilton Court – Variance application to allow over 20% lot coverage; Kevin Hicinbothem, owner/applicant; Map 83/Lot 170; R-33 Zone.
Application Withdrawn

Motion: Commissioner Stroiney made a motion, seconded by Commissioner Kwasnicki, to accept withdrawal without prejudice. The motion passed with a 5-0-0 vote.

Vote: 5-0-0

Approval of Minutes

- a. January 25, 2021 – *Regular Meeting*
- b. February 8, 2021 – *Special Meeting*

Motion: Commissioner Davis made a motion, seconded by Commissioner Urbanowicz, to approve the minutes from the January 25, 2021 Regular Meeting. The motion passed with a 5-0-0 vote.

Votes: 5-0-0

Motion: Commissioner Kwasnicki made a motion, seconded by Commissioner Davis, to approve the minutes from the February 8, 2021 Regular Meeting. The motion passed with a 5-0-0 vote.

Votes: 5-0-0

Adjournment

Commissioner Kwasnicki made a motion to adjourn for the night. The meeting was adjourned at 8:02 p.m.

Note: Application information is available for review in the Enfield Planning Office. The next regular meeting of the Zoning Board of Appeals is **March 22, 2021**.

Maurice LaRosa, Chairman Mary Ann Turner, Secretary