



**MINUTES  
ZONING BOARD OF APPEALS  
REGULAR MEETING**

**January 27, 2025  
7:00 PM - Town Hall Council Chambers  
820 Enfield St, Enfield, CT**

**<https://www.youtube.com/watch?v=p9DaZfKOnxU>**

**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: Christine DeBonee, Charles Mastroberti, Richard Stroiney, Andrew Urbanowicz, Dana Palmer

Absent: Mary Ann Turner

Also present was Zoning Enforcement Officer, Rick Rachele; Town Attorney, Mark Cerrato; and Recording Secretary, Rebecca Jones.

**MOTION by:** Richard Stroiney **seconded:** Christine DeBonee to move Item 11 to be heard immediately after roll call.

**UPON A SHOW OF HANDS VOTE**, the Chair declared the motion approved. Yes: Christine DeBonee, Charles Mastroberti, Richard Stroiney, Andrew Urbanowicz, Dana Palmer No: None Abstain: None.

Chair Urbanowicz recused himself. Executive session began at 7:02pm. The meeting was resumed at 7:22pm. Attorney Cerrato left the meeting at 7:22pm.

**5. OLD BUSINESS**

A. Legal Notice

B. Raffia Farms, Inc. v. ZBA (110 Raffia Road) Docket #LND-HHD-CV23-6172084-S

Commissioner Stroiney explained that no votes were taken during executive session.

**MOTION by:** Richard Stroiney **seconded:** Christine DeBonee to approve the stipulated

agreement as proposed.

**UPON A ROLL CALL VOTE**, the Chair declared the motion approved. Yes: Christine DeBonee, Charles Mastroberti, Richard Stroiney, Dana Palmer No: None Abstain: Andrew Urbanowicz.

## **6. NEW BUSINESS**

### **A. Legal Notice**

### **B. ZBA# 2024-12-20 - 4 Ganny Terrace** - Appeal of ZEO Notice of Violation of Sections 3.30.9, 4.20 and 10.10.1; Douglas Valley, Applicant/Owner; Map 64/ Lot 58; R-33 Zone

Property owner Douglas Valley was present for discussion. He provided a summary of the specific violations he received. The first stated that a recreational vehicle is stored closer to the front property line than the front wall of the residence. Mr. Valley agreed that this violation exists and needs to be corrected. He contacted landscapers and contractors and attempted to obtain a permit to begin work when he received this violation. The second violation stated that more than one recreational vehicle can be stored on the property, which is not allowed. Mr. Valley disagreed with this violation as the second unit is a car trailer, and he opined that it does not meet the definition of a recreational vehicle or recreational trailer. He shared photos of the trailer with the commission and explained that it strictly stores cars and related car equipment. The third violation states no recreational vehicle can be stored on the East side yard as this side yard is required to follow front yard requirements as this is a corner lot. Mr. Valley disagreed with the intent of this violation. His property is already nonconforming, which he believes gives more flexibility to the owner as any other houses in the area are built similarly. He provided measurements for the side yard facing Elm Street. He shared a property map with the commissioners. He believes that zoning rules changes over time have the intent of not requiring previous existing permanent features to meet, or cease to exist, new more restrictive features, provided they do not significantly affect health or safety. He felt that the property and its lot shape appealed to him as a prime spot to support his recreational activities. Mr. Valley opined that this specific lot is conducive to supporting side storage versus the suggested rear storage.

Mr. Rachele stated that this violation came in through Laurie Whitten, Department Head. Mr. Rachele visited the property and took several photos. The larger vehicle extends past the front property line towards Ganny Terrace. This is a corner lot, with one front yard on Shaker Road and another on Ganny Terrace. The setbacks do not play a role when it comes to parking recreational vehicles. They must be parked behind the front line of the home. He also reviewed a portion of the zoning laws that states that addressed recreational vehicles. Under Connecticut state statutes, the white box on the property is considered a recreational

vehicle. The regulations are specific as to where a camper type vehicle can be parked, which is behind the front line of the home. The problem with this property is it is a corner lot with two front yards. Upon recent inspection, Mr. Rachele found two boats also on the property. Mr. Valley disagreed with the definition of a recreational vehicle and reiterated that the wording in the zoning rules is inconsistent in referring to property lines, buildings and residences.

Chair Urbanowicz confirmed with Mr. Rachele that even if the car trailer had commercial plates, this violation would still be valid due to its location in the yard. This is a very common occurrence with corner lots and residents often seek variances for home projects. He explained the history of the zoning laws and the creation of the R-33 and R-44 lots. Mr. Stroiney confirmed that the violation is exceeding the front line of the house. Mr. Valley can request a variance to remedy some of these violations. Mr. Valley remained firm that the car trailer is not a recreational vehicle. Chair Urbanowicz explained that this commission does not draft the zoning regulations but interprets them. The Planning and Zoning Commission would be the appropriate board to address his concerns. Mr. Valley expressed concern about the approval of a variance. Mr. Rachele cited another zoning regulation that addressed recreational vehicles. Vehicles cannot be parked on the sidewalk. Mr. Valley will speed that up in order to get into compliance.

**MOTION by:** Richard Stroiney **seconded:** Christine DeBonee to close the public hearing.

**UPON A SHOW OF HANDS VOTE**, the Chair declared the motion approved. Yes: Christine DeBonee, Charles Mastroberti, Richard Stroiney, Andrew Urbanowicz, Dana Palmer No: None Abstain: None.

Chair Urbanowicz explained that there are potential safety concerns when parking on a sidewalk and there are potential emergency vehicle access issues. It is not this board's job to decide if a regulation is bad and needs to be changed. The aerial photos clearly confirm that the violations exist.

**MOTION by:** Richard Stroiney **seconded:** Christine DeBonee to uphold the appeal of the ZEO Notice of Violation for ZBA 2024-12-20 - 4 Ganny Terrace.

**UPON A ROLL CALL VOTE**, the Chair declared the motion failed. Yes: None No: Christine DeBonee, Charles Mastroberti, Richard Stroiney, Andrew Urbanowicz, Dana Palmer Abstain: None.

The cease and desist order is upheld.

## **7. APPROVAL OF MINUTES**

A. December 16, 2024

**MOTION by:** Richard Stroiney **seconded:** Charles Mastroberti to approve the December 16, 2024 meeting minutes.

**UPON A ROLL CALL VOTE**, the Chair declared the motion approved. Yes: Christine DeBonee, Charles Mastroberti, Richard Stroiney, Andrew Urbanowicz, Dana Palmer No: None Abstain: None.

**8. CORRESPONDENCE/STAFF REPORT**

None.

**9. OTHER BUSINESS**

None.

**10. TOWN ATTORNEY REPORT**

A. December 24, 2024

**11. EXECUTIVE SESSION**

A. Raffia Farms, Inc. v. ZBA (110 Raffia Road) Docket #LND-HHD-CV23-6172084-S

**12. ADJOURNMENT**

**MOTION by:** Christine DeBonee, **seconded:** Charles Mastroberti to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:08pm.

Respectfully submitted,  
Mary Ann Turner  
Secretary

Rebecca Jones  
Recording Secretary