



**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING**

April 28, 2025

**7:00 PM - Town Hall-Scitico Room
820 Enfield St, Enfield, CT**

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

1. CALL TO ORDER

Vice Chair Stroiney called the meeting to order at 7:00pm.

2. FIRE EVACUATION ANNOUNCEMENT

Fire evacuation information was shared.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: James Byrne, Christine DeBonee, Charles Mastroberti, Dana Palmer,
Richard Stroiney, Mary Ann Turner

Absent: Andrew Urbanowicz

Vice Chair Stroiney seated Commissioner Palmer as a regular member.

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

MOTION by: Christine DeBonee **seconded:** Charles Mastroberti to move executive session
to be heard after roll call.

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

MOTION by: Christine DeBonee **seconded:** Charles Mastroberti to enter into executive
session.

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

Executive session began at 7:05pm.

Executive session concluded at 7:43pm.

Attorney Cerrato left the meeting at 7:43pm.

5. OLD BUSINESS

A. Legal Notice

B. Motion to Approve Stipulated Agreement - 128 Moody Road LLC v. Zoning Board of Appeals of the Town of Enfield, Docket numbers LND-HHD-CV24-6186717-S and LND-HHD-CV21-6143003-S

MOTION by: Mary Ann Turner **seconded:** Christine DeBonee to approve the stipulated agreement - 128 Moody Road LLC vs Zoning Board Appeals of the Town of Enfield, Docket Nos. LND-HHD-CV24-618717-S and LND-HHD-CV21-6143003-S.w

Vice Chair Stroiney read the following Summary of Stipulation into the record:

"The plaintiff has agreed that the tractor trailers and trucks parked at 128 Moody Road will be used only for agricultural activities on properties owned by the plaintiff or its sister corporations. The plaintiff's tractor trailers and trucks will be used only for the transport of crops and for goods, materials, and equipment essential to its farming operations. The tractor trailers and trucks will not be used for transporting any other goods or products. A copy of the Stipulation will be included in the minutes of this meeting. The Stipulation will be subject to the approval of the Superior Court per Connecticut General Statute section 8-8(n)."

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

C. Motion to Approve Stipulated Agreement - Jarmoc Real Estate LLC v. Zoning Board of Appeals of the Town of Enfield, Docket number LND-HHD-CV23-6168303-S (147 Abbe Road)

MOTION by: Mary Ann Turner **seconded:** Charles Mastroberti to table Jarmoc Real Estate LLC vs Zoning Board of Appeals of the Town of Enfield, Docket No. LND-HHD-CV23-6168303-S (147 Abbe Road).

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

6. NEW BUSINESS

A. Legal Notice

7. APPROVAL OF MINUTES

A. January 27, 2025

MOTION by: Christine DeBonee **seconded:** Charles Mastroberti to approve the January 27, 2025 meeting minutes.

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

8. CORRESPONDENCE/STAFF REPORT

None.

9. OTHER BUSINESS

Commissioner Turner noted there is a large visible container at the property on Raffia Road. She requested that Mr. Rachele investigate this further. Commissioner Turner shared information related to a recent land use training. Commissioner DeBonee shared information related to a training she attended. Vice Chair Stroiney welcomed Commissioner Byrne to the commission.

10. TOWN ATTORNEY REPORT

A. February 24, 2025

B. January 28, 2025

C. March 24, 2025

11. EXECUTIVE SESSION

A. 128 Moody Road LLC v. Zoning Board of Appeals of the Town of Enfield, Docket numbers LND-HHD-CV24-6186717-S and LND-HHD-CV21-6143003-S

B. Jarmoc Real Estate LLC v. Zoning Board of Appeals of the Town of Enfield, Docket number LND-HHD-CV23-6168303-S (147 Abbe Road)

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 7:58pm.

Respectfully submitted,

Mary Ann Turner

Secretary

Rebecca Jones

Recording Secretary