



**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
May 19, 2025
7:00 PM - Town Hall - Scitico Room
820 Enfield St, Enfield, CT**

1. CALL TO ORDER

Chair Urbanowicz called the meeting to order at 7:05pm.

2. FIRE EVACUATION ANNOUNCEMENT

Fire evacuation announcement was made.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: James Byrne, Christine DeBonee, Dana Palmer, Mary Ann Turner, Andrew Urbanowicz

Absent: Charles Mastroberti, Richard Stroiney

Commissioners Byrne and Palmer were seated as regular members.

Also present was Rick Rachele, Zoning Enforcement Officer.

MOTION by: Mary Ann Turner **seconded:** Christine DeBonee to move Old Business - Item B to be heard after New Business.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: James Byrne, Christine DeBonee, Dana Palmer, Mary Ann Turner, Andrew Urbanowicz No: None Abstain: None.

5. OLD BUSINESS

A. Legal Notice

B. 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:** Christine DeBonee to table.

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

6. NEW BUSINESS

A. Legal Notice

B. ZBA# 2025-05-01 - 47 Wheeler Drive - Application for a variance seeking relief of Front Yard Setback requirement under Section 4.10.3; Justin Lebrun, Owner/Applicant; Map 80/Lot 133; R-33 Zone

The homeowner was present for discussion. He is seeking a variance for a zero setback in order to keep the lift. Mr. Lebrun detailed a 20-minute phone call he had with Mr. Rachele about installing the car lift during which he stated he received verbal permission. He sustained a leg injury and needed the car lift in order to keep doing hobby work on his family vehicles. Chair Urbanowicz read the variance definition. Mr. Lebrun asked if the lot configuration would be considered a hardship due to it being a corner lot with frontage on three streets. Commissioner Turner asked if a building permit would be required for installation. Mr. Rachele explained it would be if electricity were to be hooked up to use it. Mr. Lebrun was going to seek a building permit after this process.

Jasmine Curry, 47 Wheeler Drive, spoke in favor of the variance. She was worried about her husband after the leg injury and the lift will allow him to continue to work on cars.

Mr. Rachele reviewed main points of this application. The car lift is considered to be a structure according to the regulations and is in the front yard setback. Mr. Rachele disputed Mr. Lebrun's narrative, which stated that because the car lift has been on the property for more than three years, it is nonconforming. A variance was previously granted for a zero setback on Bell Acre for an RV on his property which went into the right-of-way because it did not fit on the property. Finally, putting the car lift in such location is self-imposed by the applicant.

MOTION by: Mary Ann Turner **seconded:** Christine DeBonee to close the public hearing.

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

MOTION by: Mary Ann Turner **seconded:** Christine DeBonee to approve ZBA# 2025-05-01 - 47 Wheeler Drive.

Commissioner Turner opined that this is a self-imposed hardship and a hobby of the applicant.

UPON A ROLL CALL VOTE, the Chair declared the motion failed. Yes: None. No: James

Byrne, Christine DeBonee, Charles Mastroberti, Dana Palmer, Mary Ann Turner, Andrew Urbanowicz Abstain: None.

C. ZBA# 2025-05-02 - 47 Wheeler Drive - Appeal of Zoning Officer's Notice of Violation of Sections 3.30.12, 4.10, and 3.30.13; Justin LeBrun, Owner/Applicant; Map 80/Lot 133; R-33 Zone

The homeowner was present via Zoom for discussion. Mr. Lebrun stated he received verbal permission two and a half years ago to install a car lift on his property. Mr. Rachele explained that zoning violations were discovered when property maintenance were investigating blight complaints. He confirmed there were several zoning violations, including the car lift. Mr. Rachele confirmed conversations that occurred in 2023 with Mr. Lebrun regarding an awning on the garage, but there was no discussion about the car lift. Copies of these emails were included in the staff report. The yard had 100 sq ft of junk parts and a commercial skid steer present. Mr. Lebrun was issued a Notice of Violation related to a commercial vehicle being parked on his property in 2022. Photos submitted to Property Maintenance by Mr. Lebrun shows the vehicle in the photos. Photos submitted by Mr. Rachele showed various car materials strewn throughout the yard. Commissioner Turner drove by the property prior to the meeting and noted there is quite a bit of blight on the property. Mr. Lebrun stated he had been cleared by Blight Review, but Mr. Rachele noted there are still quite a bit of material on the property. Mr. Lebrun was questioned about the various drums and large containers on the property, which he said is for rainwater collection. Other containers are currently empty and used for leaf collection in the fall.

Mr. Rachele reviewed the outstanding violations. Mr. Lebrun argued that he has not parked the commercial truck at his home in over a year and disputed the photos presented. Mr. Lebrun stated he feels like he is being targeted due to his race. He then threatened to sue the Town of Enfield. Mr. Rachele reviewed photos of the car lift with the commissioners. The applicant's wife, Jasmine Curry and father, Christopher Carroll were present for the discussion. Mr. Carroll argued his son is being racially profiled. Ms. Curry stated they are just trying to live and are on a fixed income. The applicant was reminded to keep comments respectful.

Commissioner Turner opined that the lift was too close to the road. It was confirmed that the Bobcat is now in the garage. Mr. Lebrun shared the addresses of two properties in his neighborhood where Bobcats are on the property, and he stated he is the only one who has been issued a citation.

MOTION by: Mary Ann Turner **seconded:** Christine DeBonee to close the public hearing.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: James Byrne, Christine DeBonee, Dana Palmer, Mary Ann Turner, Andrew Urbanowicz No: None

Abstain: None.

Commissioner Byrne questioned the timeframe of the appeal because appeals must be made within fourteen days per statute. Because Planning staff accepted the appeal, the commission must hear it. He also confirmed that the appeal fee was paid.

MOTION by: Mary Ann Turner **seconded:** Christine DeBonee to uphold the appeal of the Zoning Officer's Notice of Violation for 47 Wheeler Drive.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: James Byrne, Christine DeBonee, Dana Palmer, Mary Ann Turner, Andrew Urbanowicz No: None Abstain: None.

Commissioner Mastroberti arrived at 7:43pm. Commissioner Palmer returned to an alternate member.

7. APPROVAL OF MINUTES

A. April 28, 2025

MOTION by: James Byrne **seconded:** Mary Ann Turner to approve the April 28, 2025 meeting minutes.

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

8. CORRESPONDENCE/STAFF REPORT

None.

9. OTHER BUSINESS

Commissioner Turner confirmed with Mr. Rachele that he reviewed the property on Raffia Road that was discussed at the last meeting.

10. TOWN ATTORNEY REPORT

A. April 30, 2025

Town Attorney report was received.

11. EXECUTIVE SESSION

12. ADJOURNMENT

MOTION by: Charles Mastroberti, 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 8:03pm.

Respectfully submitted,
Mary Ann Turner
Secretary

Rebecca Jones
Recording Secretary