



**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING-AMENDED AGENDA
September 22, 2025
7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT**

<https://www.youtube.com/watch?v=ECzaTod5H0M>

1. CALL TO ORDER

Chair Urbanowicz called the meeting to order at 7:01pm.

2. FIRE EVACUATION ANNOUNCEMENT

Fire evacuation announcement was made.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: James Byrne, Christine DeBonee, Charles Mastroberti, Richard Stroiney,
Mary Ann Turner, Andrew Urbanowicz

Absent:

Also present were Zoning Enforcement Officer, Rick Rachele and Recording Secretary,
Rebecca Jones.

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:** Richard Stroiney to continue this item the next
regularly scheduled meeting.

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

6. NEW BUSINESS

A. Legal Notice

B. ZBA# 2025-08-25 - 1695 King Street - Appeal of the Zoning Officer's Cease & Desist Order for violation of Section 3.30.14 and approval of PH# 3015; NEL Group LLC, Applicant/Owner; Map 14, Lot 24; I-1 and KESDOD Zones

The legal notice was read into the record. Attorney Nicholas Bamonte and property owner Timothy Snelgrove were present for discussion. The applicant received a zoning violation after complaints were made about excessive debris and a large shipping container being on-site for an extended period. The business was approved by PZC in 2021, which included the construction of a second building on the lot with an ADA-accessible front porch, neither of which have been completed at this point. The retail store portion of this business was approved as an accessory use to the manufacturing aspect of the business approval under the special use permit. During the original approval, the applicant noted on their application that there was no proposed outside storage. The property owner has not yet applied for the temporary storage of shipping/storage container on the property as required by the zoning regulations. The installation and use of a storage container on this property was not mentioned, nor was it approved, when proposed to PZC.

Attorney Bamonte explained that the property is in the I-1 zone, which is not residential. Mr. Snelgrove needed a location to store holiday and seasonal decor and believed that this was allowed due to the zone of the property. This was not discovered due to neighbor complaints, but during a routine health inspection. The property owner requested more time to address this concern as there were tentative plans to seek town approval for a greenhouse on the property. They did not complete a site plan modification application before the deadline that was given, triggering the issuance of the zoning violation. Photos of the property were shared for commission review. There was discussion surrounding short-term and long-term storage related to shipping containers. Mr. Rachele explained that an email from Snelgrove's manager went to his junk email, requesting an extension to September. There was discussion about seeking a modification to the site plan. Mr. Snelgrove stated he did not want to have to pay for a site plan twice, to which Mr. Rachele explained that most applicants seek staff guidance as it relates to modifying site plans in order to avoid fines and violations. Mr. Snelgrove explained that his manager made attempts to get information from staff regarding the requirements of a site plan modification. Mr. Rachele explained next best steps to get into compliance.

MOTION by: Mary Ann Turner **seconded:** Richard Stroiney to close the public hearing.

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

MOTION by: Mary Ann Turner **seconded:** Richard Stroiney to approve ZBA# 2025-08-25 -

1695 King Street.

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

7. APPROVAL OF MINUTES

A. July 28, 2025

MOTION by: Richard Stroiney **seconded:** Mary Ann Turner to approve the July 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, Andrew Urbanowicz No: None Abstain: Richard Stroiney.

8. CORRESPONDENCE/STAFF REPORT

None.

9. OTHER BUSINESS

The commissioners discussed moving the December meeting to an earlier date due to the holidays. There will be a formal vote during the next meeting.

10. TOWN ATTORNEY REPORT

A. August 25, 2025

11. EXECUTIVE SESSION

A. Executive Session to discuss Valley, Douglas v. Zoning Board of Appeals Town of Enfield HHD-CV-25-6199381-S

MOTION by: Richard Stroiney **seconded:** Mary Ann Turner **to enter into executive session.**

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

Executive session began at 7:58pm and ended at 8:13pm. No votes were taken and no actions were made.

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 8:13pm.

Respectfully submitted,
Mary Ann Turner
Secretary

Rebecca Jones
Recording Secretary