



TOWN OF LISBON
INCORPORATED 1786

OFFICE OF TOWN CLERK
1 NEWENT ROAD
LISBON, CONN. 06351
TEL. (860) 376-2708



To: Planning & Zoning Chairman

Town of Lisbon

TCPZ#: 21-3

Application #: Special Permit

On 3/1/2021 at 12:30 am/pm, the following checked items were received by the Lisbon Town Clerk.

1. _____ Property Owner: ^(skip) Harold + Cheryl Neumann
Applicant's Name: Harold Neumann
Address: 45 Ross Hill Rd
Map/Block/Lot #: 16146 Vol/Pg: 165/835

2. _____ Payment in the amount of \$ 560 received.
Check #: 1170 Town application fee: \$ 500
Receipt #: 20311 State fee: \$ 60

3. _____ # of Maps: _____ # Copies: _____

4. _____ Other: Request of waiver - total 13 pages
See below

Dated at Lisbon, Connecticut, this 1st day of March, 2021.

- table contents
- B+B Reg ck list
- scale drawing of B+B location
- drawing bathroom redesign
- drawing of property (lotger + letter)
- unexcuse health request
- fire marshal req
- copy of deed
- aerial photo

Laurie Tirocchi
Laurie Tirocchi
Lisbon Town Clerk

**TOWN OF LISBON
SPECIAL PERMIT APPLICATION**

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

- APPLICANT: Harold Neumann TELEPHONE: 860 213 6025
ADDRESS 45 Ross Hill Road Lisbon CT 06351 EMAIL: skipneumann1@mac.com
- APPLICANT'S AGENT (IF ANY): _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- OWNER / TRUSTEE: _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- ENGINEER/ SURVEYOR/ ARCHITECT: _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S) AND SITE PLAN PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND ORDINANCES.

2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, AND/OR ITS CONSULTANT(S) TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LISBON LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT: Harold Neumann PRINTED NAME OF APPLICANT/AGENT Harold Neumann
DATE: Feb 26 2021

SIGNATURE/RECORD OWNER: Cheryl Neumann PRINTED NAME/RECORD OWNER Harold Neumann
DATE: Feb 26 2021

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS AND/OR LOCATION OF PROPERTY:

45 Ross Hill Road Lisbon CT 06351
MAP /BLOCK /LOT: Vol 25 pg 425 Lisbon Land Records parcel 16/046-0000
VOLUME/ PAGE: Vol 165 pg 835

PROJECT NAME: Andrew Clark House ACREAGE: 3.7 acre ZONING DISTRICT: _____
LOT IN SQUARE FEET: 10172 TOTAL FLOOR AREA IN SQUARE FEET: 5400

PROJECT DESCRIPTION, APPLICABLE REGULATIONS, AND PROPOSED STATEMENT OF APPROPRIATENESS OF USE:
Our intent is to use 3 rooms of the 1961 addition to the property as an AIRBNB overnight accommodation for guests. Within this area will be one bedroom, one sitting room, and one bathroom. We will not be serving any food.

APPLICATION SUBMITTAL DATE: _____ FEE(S) PAID: _____
OFFICIAL DAY OF RECEIPT: _____
*P & Z COMMISSION ACTION: _____ DATE: _____
CHAIR'S SIGNATURE: _____

UPON APPROVAL OF THIS APPLICATION BY THE PZC, AND COMPLIANCE WITH THE PROVISIONS OF SECTION 2.3.3 AND ANY CONDITIONS REQUIRED, THE ZONING ENFORCEMENT OFFICER MAY ISSUE THE ZONING PERMIT.

Zoning Enforcement Officer DATE: _____ Rev. 12/17

(* Any conditions attached to PZC action, or any reasons for denial, shall be reflected in the record and attached. No approved special permit shall be effective until a copy of the Notice of Approval and Grant of Special Permit is duly recorded in the land records of the Town.)

Contents List for AIRBNB 45 Ross Hill Lisbon

1. Contents List
2. Check for \$560.00
3. Application
4. 11x17 Drawing with Aerial Photo
5. 10.7 Standards
6. Waiver Request
7. 1" = 10' Drawing
8. Before and After Bathroom Drawing
9. Site Plan
10. Letter to Dr. Gosselin
11. Letter to Richard Hamel
12. Trustee Deed

RECEIVED

2:13:30pm

MAR 01 2021

Atwachi

TOWN CLERKS OFFICE
TOWN OF LISBON

13 pages

10.6.4 Uniform yard depths of 50 feet from all property lines shall apply, and no dwelling shall be located closer than 100 feet to an existing dwelling.

10.7 Bed and Breakfast Establishments

10.7.1 Intent. Bed and breakfast establishments are intended to provide overnight accommodations to guests and may serve breakfast to overnight guests. Such establishments are permitted by special permit in all residential and business zones. Lunch and dinner shall not be served on the premises. The preparation, catering and serving of food for breakfast shall be limited to overnight guests booked at the bed and breakfast establishment. Special dinners, luncheons, and/or events shall not be allowed on the premises (i.e. weddings, corporate parties, tea, etc.). Such facility shall be open to overnight guests only.

10.7.2 Standards. Bed and breakfast establishments are approved by special permit, subject to the requirements of applicable sections of the Zoning Regulations and as established below:

- we reside here (1) The owner of the business is to reside on the subject property. There shall be no more than one outside employee.
- see letter (2) The applicant shall submit the written request to the Lisbon Health Director for comment on the compliance of the proposed use with all pertinent provisions of the Public Health Code. A copy of such written request shall be submitted to the commission as part of the special permit application.
- see letter (3) The applicant shall submit a written request to the Lisbon Fire Marshal for comment on the suitability of any emergency access and fire protection provisions that are to be established in connection with the proposed use. A copy of such written request shall be submitted to the commission as part of the special permit application.
- we will do (4) Operation is subject to applicable building codes and approval by the Town Building Official.
- see drawings (5) An accompanying site plan shall provide information regarding parking. One parking space shall be provided for each room in addition to standard residential requirements. Driveways and parking areas shall be separated from property lines by a suitable landscaped buffer at least twenty (20) feet wide.
- we will not do (6) The operation shall not alter the residential nature of the neighborhood nor the character of the dwelling as a single-family residence.
- see drawings (7) The refuse area shall be screened from view. The area shall be no closer than 20 feet to any property line and 100 feet to any dwelling on an adjacent lot.
- we will do (8) No more than 4 bedrooms shall be used commercially.
- see drawings (9) One identification sign is allowed. The sign area shall not exceed 5 square feet nor shall the sign exceed 6 feet in height.
- we will do (10) Occupancy shall not exceed 14 consecutive nights.
- we understand (11) If use is abandoned for more than one year, the permit may be voided following a public hearing of the Commission and filing notice of such action in the Land Records.
- we understand (12) If ownership of the property changes, the original applicant and/or new owner shall notify the ZEO within 30 days of transfer of title to the property.

10.8 Seasonal Campgrounds.

10.8.1 Definition. A seasonal campground is defined in Section 19.

10.8.2 Intent. Seasonal campgrounds are intended to be used for temporary overnight accommodations serving travelers and to provide temporary outdoor recreational opportunities. Establishment of permanent structures on campsites is prohibited.

10.8.3 Applicability. This section shall apply to 1) any proposed establishment of a seasonal campground and 2) the proposed expansion of an existing campground. Any such proposal shall meet the standards of this section as well as any other applicable Regulations and Codes. Seasonal campgrounds may be established in any residential zone.

Huld Henan 2/27/2021
Ches Henan 2/27/2021

Town of Lisbon
February 27, 2021

RE: My Lisbon AIRBNB Special Permit

We are requesting a waiver under section 12 regarding the preparation of a site plan.

Thank you,

Harold Neumann

A handwritten signature in cursive script that reads "Harold Neumann".

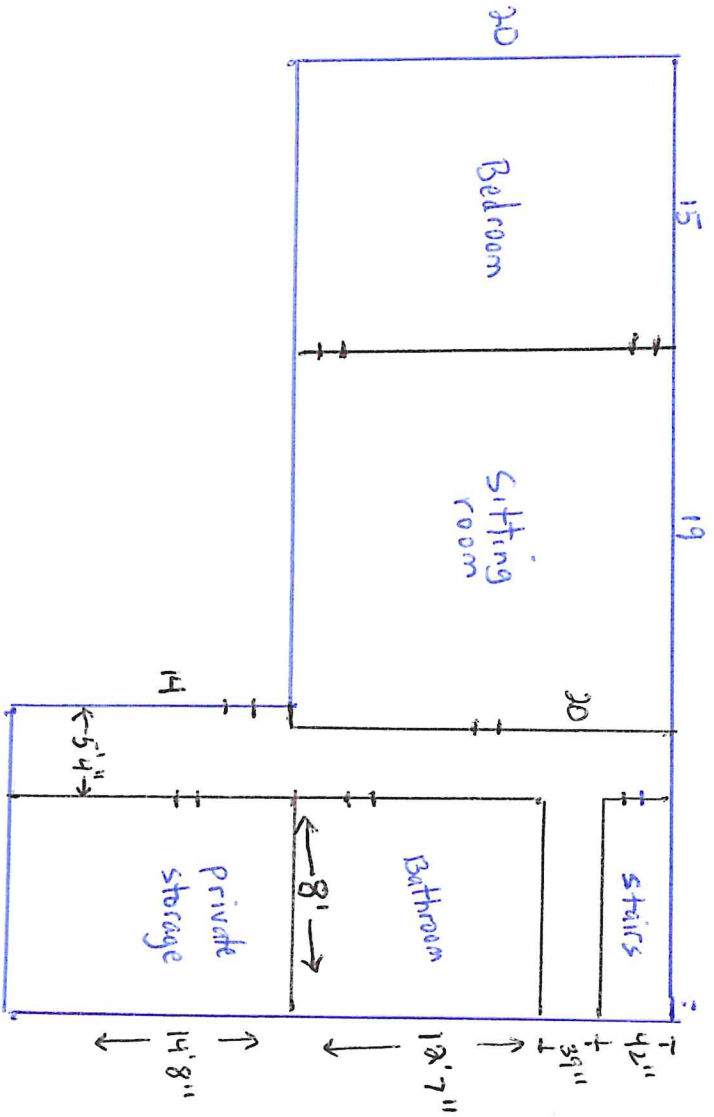
45 Ross Hill Road

Lisbon, CT 06351

860-213-6025

skipneumann1@mac.com

AIRBNB
Neumann
45 Ross Hill Lisbon CT

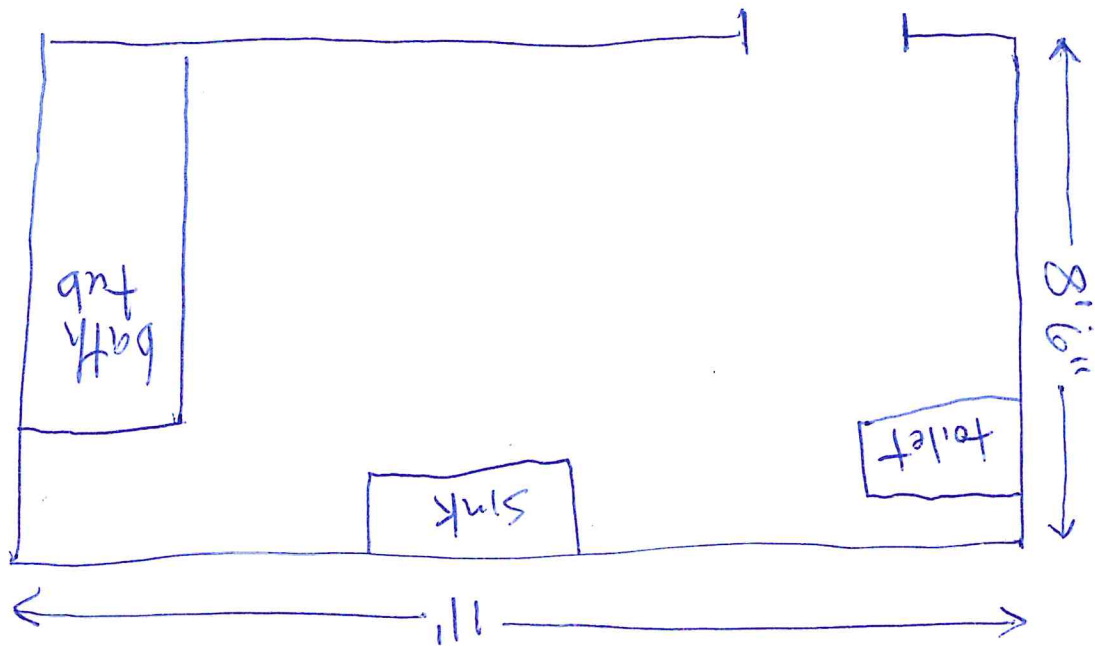
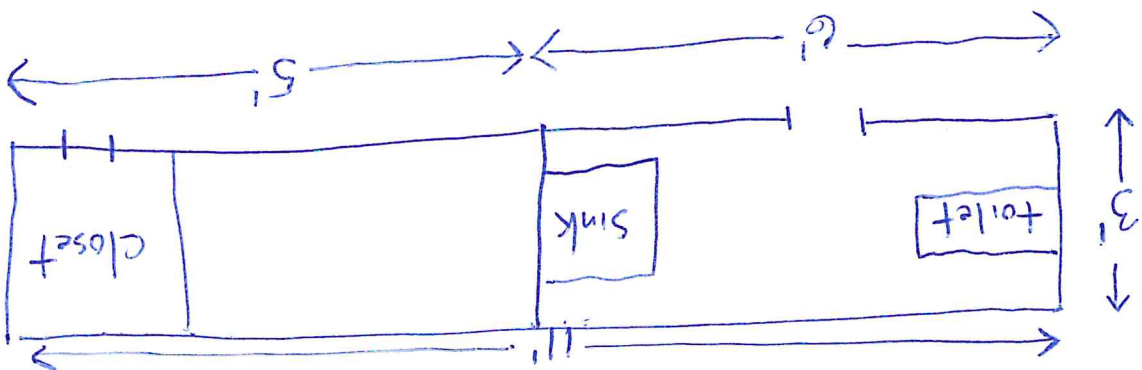


1" = 10'

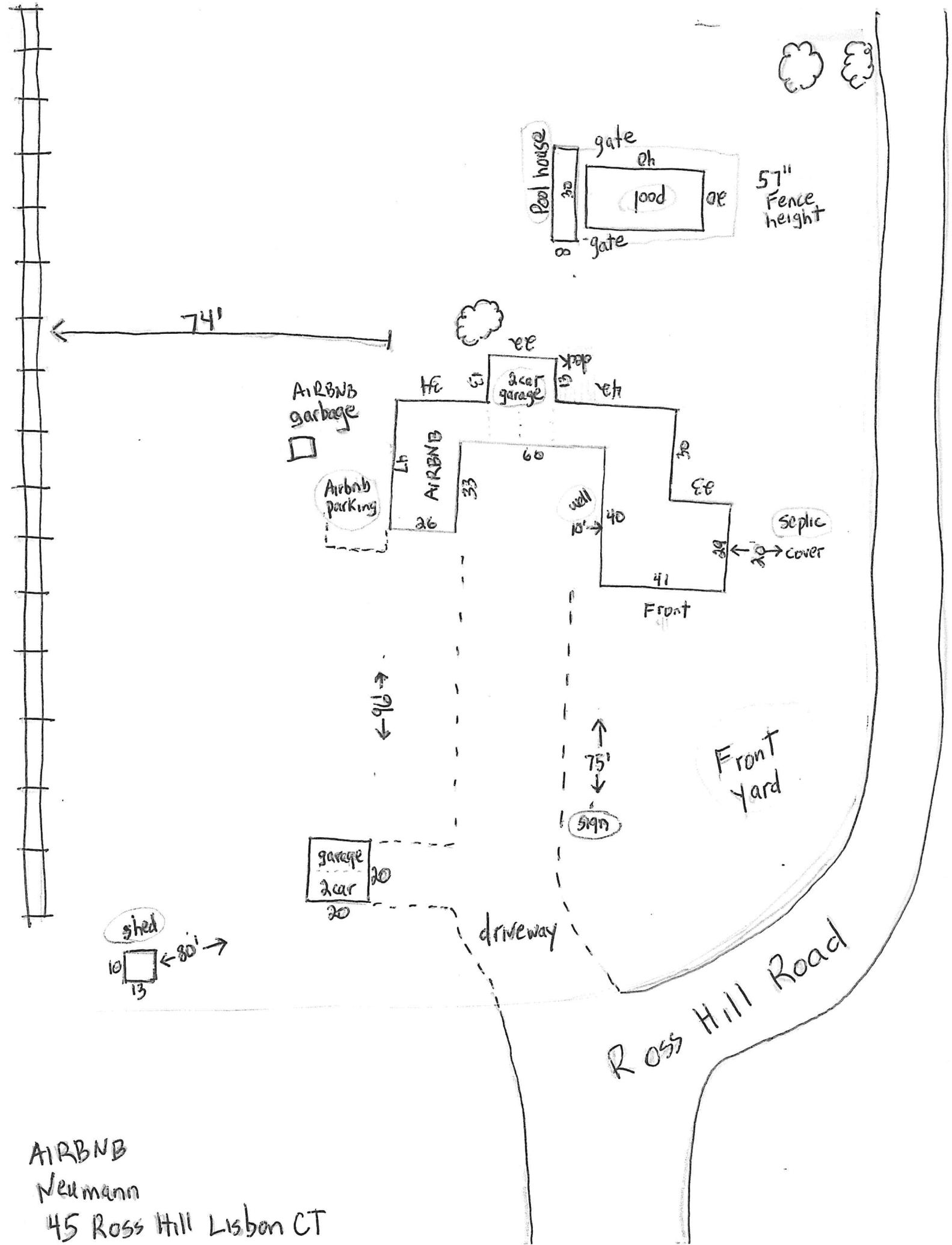
Before

45 Ross Hill - Bathroom

After



AIRBNB
Neumann
45 Ross Hill Lisbon CT



AIRBNB
 Neumann
 45 Ross Hill Lisbon CT

Feb 28 2021

Dr. Albert Gosselin


28 Main Street

Jewett City, CT 06351

Dear Dr. Gosselin,

I am writing to arrange a visit from you to our property located at 45 Ross Hill Road in Lisbon. The purpose of your visit would be to ask for your comments on the compliance of the proposed AIRBNB area at our location with all pertinent provisions of the Public Health Code. I am including a copy of this letter with my application under 10.7 Bed and Breakfast Establishments. I look forward to meeting you.

Sincerely,

A handwritten signature in black ink that reads "Skip Neumann". The signature is written in a cursive style with a large, stylized "S" and "N".

Skip Neumann

45 Ross Hill Road

Lisbon CT 06351

Cell 860-213-6025

Feb 28 202

Richard Hamel Fire Marshal for Town of Lisbon

1 Newent Road

Lisbon, CT 06351

Dear Mr. Hamel,

I am writing to arrange a visit from you to our property located at 45 Ross Hill Road in Lisbon. The purpose of your visit would be to ask for your comments on the suitability of any emergency access and fire protection provisions that are to be established in connection with a proposed AIRBNB area at our location. I am including a copy of this letter with my application under 10.7 Bed and Breakfast Establishments.

I look forward to meeting you.

Sincerely,


A handwritten signature in cursive script that reads "Skip Neumann".

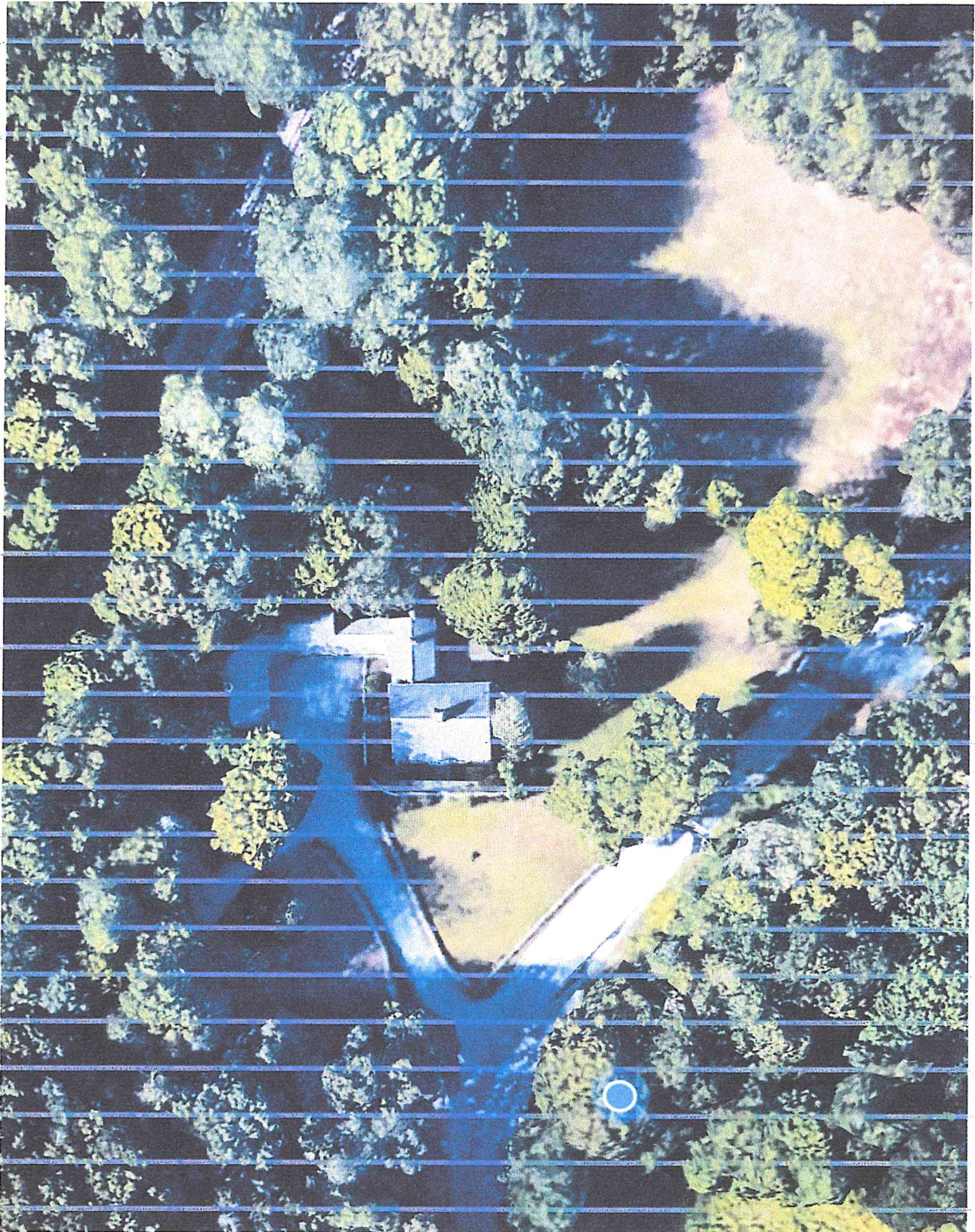
Skip Neumann

45 Ross Hill Road

Lisbon CT 06351

Cell 860-213-6025

From: Harold Neumann skipneumann1@mac.com 
Subject: 45 ross google earth
Date: October 28, 2020 at 1:48 AM
To: Skip Neumann skipneumann1@mac.com



Return to: Harold D. Neumann, III
Cheryl L. Neumann
9 Old Canterbury Road
Norwich, CT 06360

TRUSTEE'S DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that I, STANLEY MARC KNOLL, Trustee, of the Town of McLean, County of Fairfax and State of Virginia, having been appointed by Selma Blum pursuant to an Appointment of Successor Trustee of the Testamentary Trust u/w/o Jerome W. Blum, late of Lisbon, County of New London and State of Connecticut, said Appointment being dated February 20, 2015 and recorded immediately prior hereto, and pursuant to the power and authority granted under Article Fifteenth (B) (8) of the Last Will and Testament of Jerome W. Blum, and for the consideration of One (\$1.00) Dollar and other valuable consideration, received to my full satisfaction of HAROLD D. NEUMANN, III and CHERYL L. NEUMANN, of the Town of Norwich, County of New London and State of Connecticut, and I, the said Trustee, do grant, bargain, sell and confirm unto the said HAROLD D. NEUMANN, III and CHERYL L. NEUMANN, and unto the survivor of them, and unto such survivor's heirs and assigns forever the entire interest of Jerome W. Blum, deceased, in and to:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

The Grantees herein assume and agree to pay all taxes hereinafter coming due.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever. And the said Trustee does hereby covenant with the said grantees, and with the survivor of them, and with such survivor's heirs and assigns, that he has full power and authority, as Trustee aforesaid, to grant and convey the above described premises in manner and form aforesaid and for himself, his heirs, executors and administrators do further covenant to warrant and defend the same to them, the said grantees, and to the survivor of them and to such

§ CONVEYANCE TAX RECEIVED Town \$6.75^{00/1}
Margaret W. Wahlen, A.T.C. State \$18.75^{00/1}
TOWN CLERK OF LISBON

survivor's heirs and assigns, against the claims of any person or persons whomsoever, claiming by, from or under him as Trustee aforesaid.

IN WITNESS WHEREOF, I, as such Trustee, have hereunto set my hand and seal this 18th day of March, 2017.

Signed, Sealed and Delivered in the presence of:

Eivola Tahmassian
EIVOLA TAHMASSIAN

Stanley Marc Knoll
STANLEY MARC KNOLL, Trustee

Wana Saeedi
WANA SAEEDI

STATE OF VIRGINIA
COUNTY OF FAIRFAX

ss. McLean

18th March, 2017

Personally appeared STANLEY MARC KNOLL, Trustee, the signer and sealer of the foregoing instrument, who acknowledged that he executed the same in the capacity and for the purposes therein stated, and that the same is his free act and deed, before me,



GURLEEN K PANNU
NOTARY PUBLIC 7530774
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOVEMBER 30, 2020

[Signature]

Notary Public
My Commission Expires: NOVEMBER 30, 2020

SCHEDULE A

A certain tract or parcel of land with the buildings thereon, situated on the westerly side of Ross Hill Road, in said Lisbon, described as follows:

Beginning at a point on the westerly side of Ross Hill Road, said point being 522 feet northerly from the northerly line of the cemetery on the westerly side of said road, measured along the westerly line of said road; thence running northerly 200 feet along the westerly side of said road to an angle and thence northeasterly 456 feet to a point; thence deflecting 102° to the left and running northwesterly 246 feet to a point on a fence on the southeasterly line of land now or formerly of the New York, New Haven and Hartford Railroad Company; thence southwesterly along the southeasterly line of said Railroad Land 696 feet to a point; thence southeasterly 307 feet along the northerly line of land now or formerly of Cubanski and Wierzbinski to the point of beginning.

Said premises are subject to a right of way which is more fully set out in Volume 17, Page 246, Lisbon Land Records and subject to a pole line easement in favor of the Southern New England Telephone Company by virtue of an instrument recorded in Volume 17, Page 583, Lisbon Land Records.

Containing about 3.7 acres.

Being the same premises described in a Warranty Deed from Elise H. Cameron to Jerome W. Blum dated January 26, 1967 and recorded on February 2, 1967 in Volume 25, Page 425 of the Lisbon Land Records.

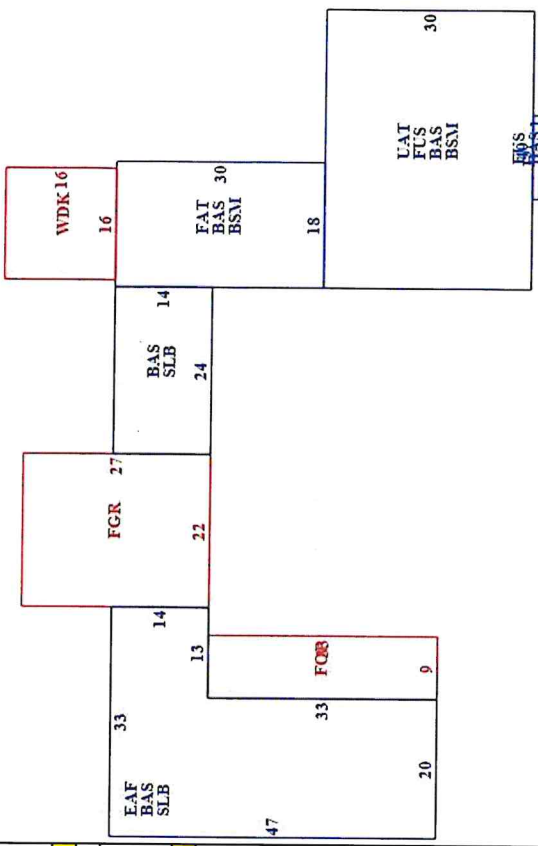
Also being the same premises described in a Certificate of Devise from the Estate of Jerome W. Blum to Selma Blum for the term of her natural life and then to the Trustees of the Marital Trust created under Article Sixth of the of the Last Will and Testament of Jerome W. Blum dated June 7, 1996; said Certificate of Devise being dated January 22, 2002 and recorded on February 8, 2002 in Volume 99, Page 288 of the Lisbon Land Records.

RECEIVED FOR RECORD AT LISBON CT
ON Mar 21, 2017 01:36P
ATTEST: LAURIE J. YIROCCHI, TOWN CLERK
INST# 00014174

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
03	Colonial		
01	Residential		
14	A		
2	No. of Stories		
11	Clapboard		
03	Gable		
03	Roof Structure		
03	Roof Cover		
03	Interior Wall 1		
03	Interior Wall 2		
09	Interior Fir 1		
09	Interior Fir 2		
02	Heat Fuel		
05	Heat Type		
06	AC Type		
05	Total Bedrooms		
3	Total Bathrms		
1	Total Half Baths		
	Xtra Fixtrs.		
18	Total Rooms		
02	Bath Style		
02	Kitchen Style		
3	Wood Fireplace		
	Gas Fireplaces		
	Rental Unit		
	Fin. Basement		
	Fin. Bsmnt. Qu		
	Mobile Complex		
	Bsmnt Garage		
07	Foundation		
04	Int vs Ext		

OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)												
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Year	Pct	Depre	Conditio	Qu	Apprais Va
SHD1	Shed		L	144		25.00	1980	50	0.00	A		1,800
FGR1	Garage		L	400		28.00	1940	50	0.00	A		5,600
BTH1	Cabana		L	240		28.00	1972	50	0.00	A		3,360
SPL2	Inground Vin		L	924		30.00	1972	50	0.00	A		13,860
PAT2	Patio-Cement		L	420		3.00	1972	50	0.00	A		630
A/C	Air Conditioni		B	3.43		2.50	2016	52	1.00	E	C	4,470
SOL	Solar Panel		B	1		0.00	2020	52	1.00	A		0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,210	3,210		0	
BSM	Basement	0	1,740		0	
EAF	Expansion Attic Finished	281	1,122		0	
FAT	Finished Attic	81	540		0	
FGR	Garage	0	594		0	
FOP	Open Porch	0	297		0	
FUS	Upper Story, Finished	1,212	1,212		0	
SLB	Slab	0	1,470		0	
UAT	Unfinished Attic	0	1,200		0	
WDK	Wood Deck	0	256		0	
Ttl Gross Liv / Lease Area		4,784	11,641			



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
NEUMANN HAROLD D III	1 Level	5 Well	1 Paved		RES LAND	Code	Assessed
NEUMANN CHERYL		6 Septic			RES EXCES	1-1	41,230
45 ROSS HILL RD					DWELLING	1-2	4,870
					RES OUTBL	1-3	182,600
						1-4	17,670
LISBON	Alt Parcel ID	SUPPLEMENTAL DATA					
	Census						
	P.Property						
	Call Back						
	I&E received						
	TC Map						
	Gis ID						
	ASSOC PID#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NEUMANN HAROLD D III	165	835	03-21-2017	U	I	250,000	07	Year	Code	Assessed	Year	Code	Assessed
BLUM SELMA	99	288	02-08-2002	U	V	0	29	2020	1-1	41,230	2019	1-1	41,230
BLUM JEROME W	25	425	01-26-1967	U	V	0	29		1-2	4,870		1-2	4,870
									1-3	184,290		1-3	184,010
									1-4	17,670		1-4	17,670
									Total	248060		Total	247780

ASSESSING NEIGHBORHOOD		Parcel Number	Batch
NBHD Name	0001		
Street Index Name			

NOTES	
GREEN	Appraised Bldg. Value (Card)
	Appraised XF (B) Value (Bldg)
	Appraised OB (B) Value (Bldg)
	Appraised Land Value (Bldg)
	Special Land Value
	Total Appraised Parcel Value
	Valuation Method
	Exemption
	Adjustment
	Total Appraised Parcel Value

BUILDING PERMIT RECORD		Amount	% Comp	Date Comp	Comments	Date	Type	Cd	Result
20-4384	11-19-2020	6,650	100		PELLET STOVE	09-24-2020	PERMIT	29	20GL HALF BATH TO FULL BATH R
20-4320	09-21-2020	146	100		SOLAR ELECTRICA	05-16-2018	BP Measure No Int.	05	18GL- DECK
20-4319	09-21-2020	38,000	100		SOLAR PANELS	10-12-2016	DM Returned- Change	13	
20-4276	08-03-2020	2,700	100		BATHROOM RENO	06-16-2016	Measured	01	
20-4275	08-03-2020	1,500	100		BATHROOM RENO	06-16-2016	Call Back	02	
20-4274	08-03-2020	5,000	100		BATHROOM RENO				
17-3381	10-16-2017	4,733	100		16X16 DECK				

LAND LINE VALUATION SECTION		Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing	S Adj	Adj Unit Pric	Land Value
1	1010	0.920	AC	63,000	1.069	5	0.95	200	1.00	RR	Spec Use	1,000		58,900
1	1010	2.780	AC	2,500	1.000	0	1.00	1.00	1.00		Spec Calc	1,000		6,950
Total Card Land Units		3.700	AC											Total Land Value
													65,850	