

MINUTES
REGULAR MEETING
ZONING BOARD OF APPEALS
LISBON TOWN HALL
TUESDAY, OCTOBER 28, 2014
7:15 P.M.

1. Call to Order

The Regular Meeting of the Zoning Board of Appeals was called to order by Ronald Babbitt, Chairman, at 7:16 pm.

MEMBERS PRESENT: Ronald Babbitt, Leo MacDonald, Frederick Kral, Steven Beck, Robert Jencks
ALTS: Richard Strnad, Robert Chubka

MEMBERS ABSENT: Kirk Miles

STAFF: Kari Olson of Murtha Cullina, LLP - Town Attorney

2. Reading of previous minutes:

A motion was made by F. Kral second by L. MacDonald to change "Krahl" to "Kral" where it appears.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence –

a. Request for Submissions – Lisbon Newsletter, in by 11/14/14

4. Bills and action thereon – NONE

5. Old Business –

- a. Application – Janice Abrahamson – 405 South Burnham Highway – Application #14-03. L. MacDonald made note that the applicant was not present at the public hearing. He also stated that they could not give a variance on something that is strictly prohibited by the town's regulations. Chairman R. Babbitt mentioned his concern for the Americans with Disabilities Act. Atty. Kari Olson stated that the use of the camper as a permanent dwelling is strictly prohibited under the Town's regulations and they cannot give a variance to it. She also stated that there is no legal hardship with the property itself, and no multiple, single-family dwellings are permitted in that zone. She stated there is no basis for legal hardship that would stand under judicial scrutiny. There is also concern with the Health Department – how would waste be managed? The Commission does not have authority to grant a temporary variance. There is no legal hardship under state law.

Motion was made by L. MacDonald second by R. Jencks to not allow for the variance.

VOTE: R. Jencks – deny variance, Attorney advises we do not have the authority to allow it;

S. Beck – deny variance, based on the regulations and the way the application was written;

F. Kral – deny variance, section 16, Zoning Board of Appeals, and variance 16.1.2, last line says "no use variance shall be granted which would permit a use prohibited by these regulations".

L. MacDonald – deny variance, based on regulation 16.1.2, they are not allowed to give a variance to a prohibited regulation.

Chairman Babbitt – deny variance, because there are too many regulations against having it.

APPLICATION DENIED

6. New Business –

- a. 2015 Meeting Schedule – JAN 27; FEB 24; MAR 24; APR 28; MAY 26; JUN 23; JUL 28; AUG 25; SEP 22; OCT 27; NOV 24; DEC 22, at 7:15 PM. Motion to accept the dates and time for the following year by S. Beck second by L. MacDonald.

VOTE: UNANIMOUS, MOTION CARRIED

7. Any other business which may properly come before the Board – NONE

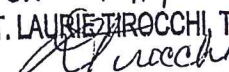
8. Adjournment - Motion was made by L. MacDonald second by F. Kral to adjourn at 7:37 PM.

VOTE: UNANIMOUS MOTION CARRIED

APPROVED: _____

Ronald Babbitt, Chairman



Elaine Joseph, clerk

RECEIVED FOR RECORD AT LISBON
CT ON 11/3/14 AT 1:50pm
ATTEST. LAURIE TROCCHI, TOWN CLERK


In accordance with the provisions of Connecticut State Statutes #1-255, notice is hereby given that the regularly scheduled meeting of the

will be held on the following dates:

December 22

Signed: , Chairman
_____, Secretary

Chairman and Secretary of all administrative and executive boards, commissions, agencies, bureaus or other bodies must file with the Town Clerk no later than January 31st of each year a schedule of the regular meetings of such bodies for the ensuing year, and no such meeting may be held sooner than thirty (30) days after the schedule has been filed. Thus, it is imperative that the Chairman and Secretary of these respective bodies file with the Town Clerk not later than December 1, 2014 a schedule of the regular meetings that will be held in 2015.



ZONING BOARD OF APPEALS
TOWN OF LISBON
1 Newent Road
Lisbon, Connecticut 06351

NOTICE OF DECISION

Town of Lisbon
Zoning Board of Appeals

At the regular meeting of the Town of Lisbon Zoning Board of Appeals held on Tuesday, October 28, 2014 the commission took the following action:

1. Application 14-03: Janice Abrahamson - 405 South Burnham Highway, shown on Assessor's Map 01, Lot #083, Vol. 0075, page 0169 - seeking variance of Section 2.3.4.e of the Town of Lisbon Zoning Regulations to install a 29-foot medically-modified Airstream camper for use as a permanent dwelling. DENIED

Dated at Lisbon, Connecticut this 3rd day of November, 2014.

Ronald Babbitt, Chairman
Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON
CT ON 11/3/14 AT 1:50pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
L. Tiocchi