

MINUTES  
PUBLIC HEARING  
ZONING BOARD OF APPEALS  
LISBON TOWN HALL  
TUESDAY, OCTOBER 28, 2014  
7:00 P.M.

The Zoning Board of Appeals held the following public hearing in the Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 7:00 PM on Tuesday, October 28, 2014:

1. 7:00 PM - 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.

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

MEMBERS ABSENT: Kirk Miles (Alt)

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

The following public hearing was called to order at 7:00 PM:

7:00 PM - 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.

Chairman Ronald Babbitt asked if anyone was present to speak in favor of the application, to which there was no response. Chairman Ronald Babbitt then asked if there was anyone present, opposed to the application.

Norman Brulotte of 40 Club House Road stated that the property backs up to his side yard. He stated that he had concerns about having to view the camper on a permanent basis, and had concerns for property values in the neighborhood should the application be approved.

Chairman Ronald Babbitt asked if there was anyone else to speak against the application. Kim Sperry of 90 North Burnham Highway cited Town of Lisbon Zoning Regulation 2.3.4 section e, stating "Temporary structures, such as Quonset huts, tents, camper trailers etc. used as permanent structures is prohibited". What you are entertaining, she stated, is prohibited. Additionally, she stated, the application itself is incomplete - they did not fill out section 5.a, with the zoning regulation they are looking to vary. Chairman R. Babbitt interjected that it was discussed at the last meeting and a motion was made to incorporate 2.3.4.e as the regulation to seek variance from. Kim Sperry also cited section 16 under Zoning Board of Appeals, Powers and Duties, (16.1.2) – "no use shall be granted which would permit a use prohibited by these regulations." S. Beck interjected that it should be clarified that Kim Sperry is an active board member of the Planning and Zoning Commission.

Chairman Ronald Babbitt asked if there was anyone else opposed to the variance, to which there was no reply.

This public hearing was closed at 7:08 PM.

  
Elaine Joseph, clerk

APPROVED: \_\_\_\_\_  
Ronald Babbitt, Chairman

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