

MINUTES  
REGULAR MEETING  
ZONING BOARD OF APPEALS  
LISBON TOWN HALL  
TUESDAY, SEPTEMBER 23, 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 7:15 pm.

MEMBERS PRESENT: Ronald Babbitt, L. MacDonald, Frederick Kral, Steven Beck, Robert Jencks

MEMBERS ABSENT: ALTS: Richard Strnad, Kirk Miles, Robert Chubka

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

Motion by L. MacDonald second F. Kral to move to agenda item 6.a.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence –

a. Copy, Application: CCM Convention, October 21<sup>st</sup>.

4. Bills and action thereon – NONE

5. Old Business – NONE

6. New Business –

a. Application – Janice Abrahamson – 405 South Burnham Highway – Applicant was present with significant other, Brian Chmielecki, to explain the need for him to live in a modified 29-foot Airstream camper trailer as opposed to a traditional house. They would like to install it on the applicant's property to be used as a permanent dwelling for Mr. Chmielecki, for health reasons.

Motion by L. MacDonald second F. Kral to install Section 2.3.4.e of the Town of Lisbon Zoning Regulations to the application and consider it having been identified (see attached).

VOTE: S. BECK NO; MOTION CARRIED

Motion to schedule site walk for Saturday, October 25, 2014 at 9:00 AM by L. MacDonald second F. Kral at 405 South Burnham Highway.

VOTE: UNANIMOUS MOTION CARRIED

Public Hearing scheduled for October 28, 2014 at 7:00 PM.

Motion to return to normal agenda sequence by L. MacDonald second F. Kral.

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 7:50 PM.

VOTE: UNANIMOUS MOTION CARRIED

  
Elaine Joseph, clerk

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

these Regulations. For new dwellings, commercial/business and industrial construction, such plan shall be prepared by a Connecticut licensed surveyor. The Zoning Enforcement Officer may require the submission of a survey with Class A-2 level of accuracy in order to determine zoning compliance. The Zoning Enforcement Officer may also require the plans to be prepared by a Connecticut licensed engineer.

- a. A permit may not be issued for buildings or structures or for uses of land, buildings, or structures not clearly permitted by these Regulations in the various districts.

**2.3.4 Prohibitions.** Any structure or use not specifically permitted by these Regulations is prohibited in the Town of Lisbon. No activity shall be engaged in and no zoning permit nor variance shall be issued for any use which creates, or may reasonably be expected to create: a hazardous or unwholesome condition; noxious or objectionable vibrations, noise, smoke, dust, gas, odor or fumes; discharge or dispersal of liquid or solid wastes in a manner or amount as to cause damage to surface or groundwater, either on or off site. Without limiting the generality of the foregoing provisions, the following uses are expressly prohibited in the Town of Lisbon:

- a. Landfills, except lined ash landfills operated in conjunction with and adjacent to waste-to-energy, resource recovery and recycling facilities located in Town.
- b. Junk yards, private dumps, dumping or incineration of toxic substances, effluent, garbage or rubbish.
- c. Uses, including and not limited to adult movie theaters, adult book stores, peep or strip shows and massage parlors which involve the display of obscene activities or the display or sale of obscene materials. For the purposes of this subsection, the meanings of the words "obscene" and "material" shall be as set forth in Section 53a-193 of the Connecticut General Statutes.
- d. Billboards and flashing signs. See Section 15.3.
- e. Temporary structures, such as quonset huts, tents, camper trailers, etc., used as permanent dwellings.
- f. Removal of topsoil (A and B horizons) from a lot, except by special permit. See Section 10.4.
- g. Artificial lighting with light sources which are visible from beyond the lot boundaries.
- h. Circuses, amusement parks and related activities, except for Town sponsored events for a temporary period only, not to exceed four (4) consecutive days or no more than 12 calendar days in one year.
- i. In residential districts, commercial poultry, the distillation of bones, commercial animal slaughter or processing of animal products, and tanneries.
- j. Coal or petroleum distillation or derivation of byproducts; blast furnaces or smelting of ores or metal, manufacture of explosives; manufacture of cement, asphalt, bituminous, lime, gypsum, or plaster of paris, or chlorine, or carbolic, hydrochloric, nitric, picric or sulphuric acid; fat rendering in the manufacture of tallow, grease or oil; refining and recovery of products from fish or animal refuse; composting in excess of 100 cubic yards per year; gas manufacture and storage by other than a public utility company except for on-site use, except that the storage for local retail distribution purposes and local retail distribution of liquified petroleum products may be permitted, provided the standards of the National Board of Fire Underwriters and applicable state laws are complied with.
- k. Mini Storage/self storage facilities.
- l. Automated carwashes and self service carwashes, except for town sponsored events for a temporary period only, not to exceed four (2) consecutive days or no more than 6 calendar days in one year.
- m. Truck washes and self service truck washes.