

MINUTES
REGULAR MEETING
ZONING BOARD OF APPEALS
LISBON TOWN HALL
TUESDAY, SEPTEMBER 25, 2018
7:15 P.M.

1. Call to Order

The Regular Meeting of the Zoning Board of Appeals was called to order by Steven Beck, Chairman, at 7:15 pm.

MEMBERS PRESENT: Steven Beck, Leo MacDonald, Robert Jencks, Frederick Kral, III

MEMBERS ABSENT: Ronald Babbitt, Robert Chubka (Alt), Kirk Miles (Alt)

2. Reading of previous minutes:

A motion was made L. MacDonald second by F. Kral to accept the regular minutes of 8/28/2018

VOTE: UNANIMOUS, MOTION CARRIED

A motion was made R. Jencks second by F. Kral to accept the site walk minutes of 9/8/2018

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. CT Federation of Planning and Zoning Agencies Newsletter
- b. Profit & Loss Statement – September 2018 – Line Item #51850 - \$857.33

4. Bills and action thereon

- a. Norwich Bulletin, \$433.92, inv#00252316, dated 9/11/2018 re: Notice of Public Hearing #18-02.

Motion by R. Jencks second by F. Kral to pay.

VOTE: UNANIMOUS, MOTION CARRIED

5. Old Business

- a. Application #18-02 for Variance of the Zoning Regulations section 8.4, Yard Setback Requirements – Nicholas Verguson, 57 Town House Road, Applicant – Motion by L. MacDonald second by F. Kral to grant the variance to application #18-02:

VOTE:

R. Jencks: YES, he walked the area and everything is “up to snuff” and should be granted;

L. MacDonald: YES, it will be a good asset to the property;

F. Kral: YES, stipulations requested by neighbor were followed;

S. Beck: YES, should be no maintenance problems and no other issues if it is laid out per the plan.

UNANIMOUS; MOTION CARRIED

6. New Business

- a. 2019 Meeting Schedule (see attached)

Motion by F. Kral second by L. MacDonald to accept the following 2019 Meeting Schedule:

Fourth Tuesdays, 7:15 P.M. at Lisbon Town Hall. January 22; February 26; March 26; April 23; May 28; June 25; July 23; August 27; September 24; October 22; November 26; December 17 (3rd Tuesday)

- 7. Any other business which may come before the Board – Chairman Beck reminded the Board that there will be a Land Use Training Session on Tuesday, October 16, from 7:00 P.M. to 8:30 P.M.

APPLICATION
ZONING BOARD OF APPEALS
Town of Lisbon

APPEAL NUMBER: _____

DATE FILED: 8/20/18

1. I/We hereby appeal to the Town of Lisbon Zoning Board of Appeals from the decision of the Planning and Zoning Commission and/or the Zoning Enforcement Officer whereby it he granted denied an application to

A. USE ERECT ALTER ADD TO OCCUPY OTHER
B. LAND ONLY X STRUCTURE OR BUILDING OTHER
C. FOR USE AS: FAMILY RESIDENCE BUSINESS INDUSTRY
X ACCESSORY BUILDING OTHER

2. Location of affected premises: LOT NUMBER 011/000A/1
TITLE OF SUBDIVISION MAP _____ R- 40 60 (80) ZONE
ASSESSOR'S MAP NUMBER 10/011/00A/1 LOCATED ON THE _____ SIDE
OF Town of Lisbon STREET 20th FEET DISTANT FROM
THE INTERSECTION OF Rt 116

Owner <u>Nicholas Vergason</u>	Address <u>57 Town House Rd</u>
Applicant <u>Nicholas Vergason</u>	Address <u>57 Town House Rd</u>
Lessee _____	Address _____
Agent _____	Address _____

3. PREVIOUS APPEALS have been made with respect to this property as follows:

Application Number(s) _____ Date(s) _____

4. This appeal relates to: USE ✓ AREA YARD DIMENSIONS HEIGHT
✓ STREET FRONTAGE NUMBER OF FAMILY UNITS OTHER
DESCRIBE BRIEFLY Need to be 80ft from Road and 40ft from
property line only 50ft from Road and 17ft from property line

5. VARIANCE of the following Section of the Zoning Regulations is requested:

Sec. 8.4 yard requirements

A. Strict application of the regulations would produce UNDUE HARDSHIP because:

Lot size and lot configuration

B. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because:

C. The variance would change the CHARACTER OF THE NEIGHBORHOOD because:

Would not change Character of Neighborhood

6. The ISSUANCE OF PERMIT NO. E18-0207 for the above named premises by the Building Inspector is APPEALED because:

Side yd requirements

Nicholas Vergason
(APPLICANT/AGENT)

Carl R. Brown 8/20/18
(ZONING ENFORCEMENT OFFICER or P&Z CHAIR)

TOWN OF LISBON
ZONING BOARD OF APPEALS

NOTICE OF APPROVAL AND GRANT OF VARIANCE

This is to certify that on September 25, 2018 the Zoning Board of Appeals of the Town of Lisbon
Granted Petition Number 18-02 in accordance with the provisions of section 16 of the Lisbon Zoning
Regulations as follows:

1. Owner of Record: Nicholas Verguson
2. Applicant: Nicholas Verguson
3. Description of premises including street address, map, block and lot(s): 57 Town House Road,
M/B/L 10/011/000A
4. Regulation(s) VARIED: REG. 8.4, Side Yard Setback in R-80 Zone
5. Variance(s) GRANTED: Side yard setback variance to allow a 26' x 38' garage to be erected 50'
from the road and 17' from the property line.

Date: September 25, 2018


By: _____
Steven M. Beck, Chairman
Lisbon Zoning Board of Appeals

NOTE: The Connecticut General Statutes and the Lisbon Zoning Regulations require that this NOTICE be
recorded in the Land Records of the Town of Lisbon located in the office of the Town Clerk, indexed
under the name of the record owner in order to become effective.

Received for Record _____ at _____

Attest: _____

Lisbon Town Clerk

TOWN OF LISBON

2019 SCHEDULE OF MEETINGS

In accordance with the provisions of Connecticut State Statutes §1-225, notice is hereby given that the regularly scheduled meeting of the

ZONING BOARD OF APPEALS

(Name of Board/Commission/Committee)

will be held on the following dates:

January 22

July 23

February 26

August 27

March 26

September 24

April 23

October 22

May 28

November 26

June 25

December 17

The above meetings will be held at 7:15 o'clock P m in the

TOWN HALL MEETING ROOM in Lisbon.

Signed:

[Signature]

Chairman

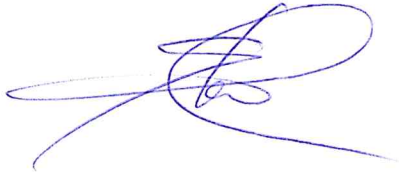
Secretary

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, 2018 a schedule of the regular meetings to be held in 2019.

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8. Adjournment - Motion was made by L. MacDonald second by F. Kral to adjourn at 7:34 PM.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

APPROVED: _____
Steven Beck, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 10/1/18 AT 9:30am
ATTEST. LAURIE TIROCCHI, TOWN CLERK




TOWN OF LISBON

INCORPORATED 1786

ZONING BOARD OF APPEALS

1 NEWENT ROAD
LISBON, CONNECTICUT 06351
TEL. 860-376-3400
FAX 860-376-6545



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, September 25, 2018 the commission took the following action:

1. Application #18-02 for Side-Yard Variance in the R-80 Zone –
Applicant, Nicholas Verguson, 57 Town House Road – Seeking a
variance of Section 8.4 of the Zoning Regulations, to erect a 26' x 38'
garage. APPROVED

Dated at Lisbon, Connecticut this 1st day of October, 2018.

Steven Beck, Chairman
Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON
CT ON 10/1/18 AT 9:30am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi