

MINUTES
REGULAR MEETING
ZONING BOARD OF APPEALS
LISBON TOWN HALL
TUESDAY, APRIL 17, 2012
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, , Richard Strnad, L. MacDonald, J. Magness, Frederick Kral,
Steven Beck

MEMBERS ABSENT: Robert Chubka

R. Strnad was seated for R. Chubka by Chairman R. Babbitt.

2. Reading of previous minutes:

A motion was made by L. MacDonald second by R. Strnad to accept the minutes as written.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence –

- a. Request for Submissions from Lisbon Quarterly
- b. Profit & Loss Report

4. Bills and action thereon – NONE

5. Old Business

- a. Application – #12-01 – Adam C. Thibeaut, 16 Blissville Road – Chairman R. Babbitt stated that Town Counsel advised that any variance would go with the land and land record. A motion was made by L. MacDonald second by J. Magness to approve the application, with the stipulation that the owner maintains the fence in good repair, and will not hold the town liable for damage should any ever occur.

VOTE: UNANIMOUS MOTION CARRIED

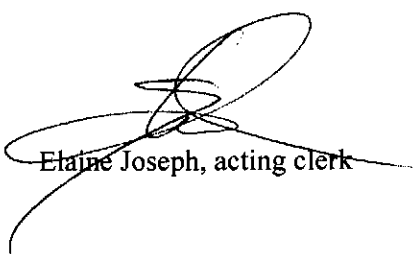
6. New Business

- a. Application – Ted Lanis – 6 River Road – Motion was made by L. MacDonald second by J. Magness to refuse the application, return the application fee to applicant and refer applicant to the Planning and Zoning Commission.


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 7:40 PM.

VOTE: UNANIMOUS MOTION CARRIED


Elaine Joseph, acting clerk

APPROVED: _____
Ronald Babbitt, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 04/18/2012 AT 6:30 pm.
ATTEST. LAURIE TIROCCHI, TOWN CLERK


APPLICATION
ZONING BOARD OF APPEALS
Town of Lisbon

APPEAL NUMBER: 12-01

DATE FILED: 2-16-2012

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 ☐ STRUCTURE OR BUILDING ☐ OTHER
C. FOR USE AS: ☐ FAMILY RESIDENCE ☐ BUSINESS ☐ INDUSTRY
☐ ACCESSORY BUILDING ☒ OTHER Privacy fence erected

2. Location of affected premises: LOT NUMBER 109
TITLE OF SUBDIVISION MAP _____ R- 40 60 80 ZONE
ASSESSOR'S MAP NUMBER 01 LOCATED ON THE right SIDE
OF Blissville Road STREET 50 FEET DISTANT FROM
THE INTERSECTION OF Blissville and Route 169
Owner Adam and Heather Thibeault Address 16 Blissville Road, Lisbon
Applicant Adam Thibeault Address 16 Blissville Road Lisbon
Lessee _____ Address _____
Agent _____ Address _____

3. PREVIOUS APPEALS have been made with respect to this property as follows:
Application Number(s) NIA Date(s) _____

4. This appeal relates to: ☒ USE ☐ AREA ☐ YARD DIMENSIONS ☐ HEIGHT
☒ STREET FRONTAGE ☐ NUMBER OF FAMILY UNITS ☐ OTHER
DESCRIBE BRIEFLY A privacy fence was erected for safety and
Protection of the property

VARIANCE of the following section of the Zoning Regulations is requested: Variance Request - Front
yard set back reduced from 10'-0" to 5'-0" per section 8.5.1(G)

A. Strict application of the regulations would produce UNDUE HARDSHIP because: excessive slope
of land would locate the fence lower on the property. It would
no longer protect the property or provide privacy.

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

see back of form

C. The variance would change the CHARACTER OF THE NEIGHBORHOOD because: It would not
change as this is a neighborhood developed many years
prior to zoning.

6. The ISSUANCE OF PERMIT NO. _____ for the above named premises by the Building Inspector is
APPEALED because: Fence will add to safety and neatness
of property.

Rev.10/17/06

(APPLICANT/AGENT)

(ZONING ENFORCEMENT OFFICER OR P&Z CHRM.)

Application APPROVED WITH CONDITIONS 4/17/2012

Ronald Babbitt
Ronald Babbitt, Chairman

Response to Question 4 section B.

Property adjacent to the subject property does not have excessive slopes. However due to the development of properties in this area most everyone has had problems when wanting to add to their Property because the lot sizes are so small.

TOWN OF LISBON

PLANNING AND ZONING COMMISSION
ZONING BOARD OF APPEALS

CERTIFICATE OF APPROVAL: GRANTING OF VARIANCE, SPECIAL PERMIT OR
SPECIAL EXCEPTION

Owner of Records: Adam C. thibeault

Applicant(s): Adam C. Tibeault


Regulation(s) varied/cited: 8.5.1(c)

Variance/Special Exception/Special Permit GRANTED: With Conditions
(see attached)

Date Adopted: 4/17/2012 Petition Number: 12-01

The Connecticut General Statutes require that this certificate be recorded in the land records in the office of the Town Clerk and the statutory recording fee be paid before the variance or special exception shall be lawfully effective.

Certified:


Ronald Babbitt, Chairman
Lisbon Zoning Board of Appeals

Received for Record: _____ at _____

Attest _____
Laurie Tirocchi, Town Clerk
Town of Lisbon, Connecticut



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

CONDITIONS OF APPROVAL - 4/17/2012
APPLICATION #12-01 - Adam C. Thibeault - 16 Blissville Road

1. The owner shall keep and maintain the fence in good repair.
2. The owner shall not hold the Town of Lisbon liable for any damage to the fence, should any ever occur.



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, April 17, 2012 the commission took the following action:

1. Application 12-01: Adam C. Thibeault, 16 Blissville Road, Lot #109, Assessor's Map # 01 - Variance Request, front yard set back reduced from 10'10" to 5'0" per section 8.5.1 (c) of the Zoning Regulations, for erection of privacy fence. APPROVED WITH CONDITIONS

Dated at Lisbon, Connecticut this 18th day of April 2012.

Ronald Babbitt, Chairman
Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON
CT ON 04/18/2012 AT 6:30pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Margaret O'Reilly assistant