

MINUTES  
REGULAR MEETING  
ZONING BOARD OF APPEALS  
LISBON TOWN HALL  
TUESDAY, MARCH 22, 2011  
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, Leo MacDonald, Robert Chubka, John Magness, Richard Strnad  
MEMBERS ABSENT:

2. Reading of previous minutes:

A motion was made by R. Chubka second by L. MacDonald to accept the minutes with corrections.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence –

- a. Letter of Resignation from ZBA Board member M. Lentini, dated 3/1/2011
- b. Brochure, "How P&Z Impacts State of CT Conference"

A motion was made by J. Magnus second by R. Chubka to skip to "Old Business".

VOTE: UNANIMOUS MOTION CARRIED

4. Bills and action thereon - NONE

5. Old Business

a. Application – Teresa (Hendricks) Bombard

The applicant seeks variance on her property at 64 Kinsman Hill Road to house two horses. After discussion, a motion was made by L. MacDonald second by R. Chubka to vote on the application.

VOTE: UNANIMOUS MOTION CARRIED

Vote:

L. MacDonald – YES (insignificant shortage of property, large tracts of land surrounding property)

R. Babbitt - YES (property shortage is small, already in area with farm animals)

R. Chubka – NO (no demonstration of hardship)

J. Magnus – NO (no undue hardship, will impact character of neighborhood)

R. Strnad - NO (does not comply with regulations)

APPLICATION DENIED

Motion made by L. MacDonald second by R. Chubka to go to "New Business"

VOTE: UNANIMOUS MOTION CARRIED

6. New Business

a. Application – Walter & Valerie Dziengiel

Atty Heller of Heller, Heller & McCoy, Uncasville, CT, was there to represent the applicants. He submitted new plans delineating the proposed variances for the property at 102 Kendall Road, Lot number 071, Assessor's Map # 3. A motion was made by L. MacDonald second by R. Chubka to accept the application for review.

VOTE: UNANIMOUS MOTION CARRIED

Application numbered #11-04

A site walk was scheduled for Saturday, March 26, 9:00 AM. A Public Hearing was scheduled for

**APPLICATION  
ZONING BOARD OF APPEALS  
Town of Lisbon**

APPEAL NUMBER: 11-03

DATE FILED: \_\_\_\_\_

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

2. Location of affected premises: LOT NUMBER 002

TITLE OF SUBDIVISION MAP \_\_\_\_\_ R- (40) 60 80 ZONE  
ASSESSOR'S MAP NUMBER 05 LOCATED ON THE Right SIDE (Northerly)  
OF Kinsman Hill Road STREET 2,640 FEET DISTANT FROM  
THE INTERSECTION OF Route 169

Owner Teresa (Hendricks) Barnard Address 64 Kinsman Hill Road  
Applicant Same As Above Address \_\_\_\_\_  
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 Acreage Shortage of .13 acre or 5,657 Sq. Ft to  
house (2) horses.

VARIANCE of the following section of the Zoning Regulations is requested:

Section 4 - 4.1.3

- A. Strict application of the regulations would produce UNDUE HARDSHIP because:  
With such an insignificant amount of acreage shortage, keeping  
both of my horses on my property would be prohibited.
- B. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because:  
Not all property owners own horses.
- C. The variance would change the CHARACTER OF THE NEIGHBORHOOD because:  
Variance would have no impact on the character of the  
neighborhood.

6. The ISSUANCE OF PERMIT NO. \_\_\_\_\_ for the above named premises by the Building Inspector is  
APPEALED because: Application DENIED March 22, 2011

*Teresa Barnard*  
(APPLICANT/AGENT)

*Ben | Ronald Babbitt*  
(ZONING ENFORCEMENT OFFICER OR P&Z CHRM.)

Rev.10/17/06

Application DENIED March 22, 2011

Ronald Babbitt

RECEIVED FOR RECORD AT LISBON.

CT ON 3/31/2011 AT 11:50am

MINUTES  
REGULAR MEETING  
ZONING BOARD OF APPEALS  
TUESDAY, MARCH 22, 2011  
Page 2. New Business cont.

April 26, 2011 at 7:00 PM. Applicant is NOT required to send notices to abutters.

b. Application – Wlater Derjue

The applicant is seeking variance at 18 Pleasant View Cove, Lot number 11, Assessor's Map # 23. Motion was made by L. MacDonald second by R. Strnad to accept application for review.

VOTE: UNANIMOUS MOTION CARRIED

Motion was made by L. MacDonald second by R. Strnad to schedule a site walk for March 26, 2011 at 9:30 AM.

VOTE: UNANIMOUS MOTION CARRIED

Application numbered #11-05

A Public Hearing was scheduled for April 26, 2011, 6:45 PM. J. Magnus stated he would not be in town for that public hearing.

Motion was made by L. MacDonald second by J. Magnus to return to item # 3 Correspondence.

VOTE: UNANIMOUS MOTION CARRIED

7. Any other business which may properly come before the Board

a. L. MacDonald recommended each member of the board recruit 3 new members to fill vacancies.

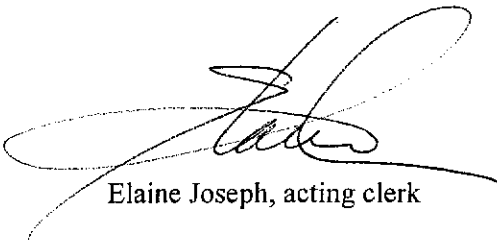
b. L. MacDonald questioned if the order for the agenda was set in stone for each meeting, to which the answer from Chairman Babbitt was "Yes".

c. Chairman Babbitt brought up the subject of the town's zoning regulations, wondering if the 2009 updates were the most recent updates.

8. Adjournment

Motion was made by L. MacDonald second by J. Magnus to adjourn at 8:30PM.

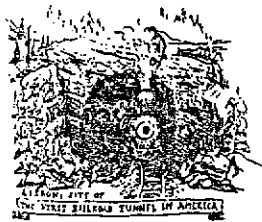
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, acting clerk

APPROVED:  
Ronald Babbitt, Chairman

RECEIVED FOR RECORD AT LISBON.  
CT ON 3-29-2011 AT 1:15 pm  
ATTEST. BETSY M. BARRETT, TOWN CLERK



## 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, March 22, 2011 the commission took the following action:

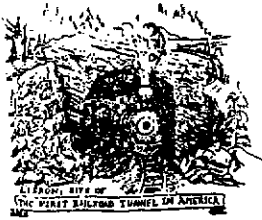
1. Application 11-03: Teresa (Hendricks) Bombard, Lot Number 002 (64 Kinsman Hill Road), seeking variance of the Zoning Regulations Section 4.1.3 to allow two horses to be housed on the property.

DENIED

Dated at Lisbon, Connecticut this 29th day of March 2011.

Ronald Babbitt, Chairman  
Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON.  
CT ON 3-29-2011 AT 1:15 pm  
ATTEST. BETSY M. BARRETT, TOWN CLERK



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

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

March 29, 2011

Teresa (Hendricks) Bombard  
64 Kinsman Hill Road  
Lisbon, CT 06351

Re: Application#11-03

Dear Ms Bombard:

At the regular meeting of the Town of Lisbon Zoning Board of Appeals held in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut on March 22, 2011, your application for the following was reviewed:

Application 11-03: Teresa (Hendricks) Bombard, Lot Number 002 (64 Kinsman Hill Road), seeking variance of the Zoning Regulations Section 4.1.3 to allow two horses to be housed on the property.

Please be advised that the application was denied.

Sincerely,

Ronald Babbitt  
ZONING BOARD OF APPEALS

RDA: ej

c: B. Hull, Zoning Enforcement Officer  
R. Adams, Planning and Zoning Commission  
file