

MINUTES
REGULAR MEETING
ZONING BOARD OF APPEALS
LISBON TOWN HALL VIRTUAL MEETING
TUESDAY, JUNE 23, 2020
7:00 P.M.

1. Call to Order

The virtual regular meeting of the Zoning Board of Appeals was called to order by Steven Beck, Chairman at 7:02 p.m.

MEMBERS PRESENT VIA CONFERENCE CALL: Steven Beck, Ronald Babbitt, Robert Jencks,
Frederick Kral, III, Leo MacDonald, James Contino (Alt)

MEMBERS ABSENT: Robert Chubka

2. Reading of previous minutes:

A motion was made by R. Jencks second by F. Kral, III to accept the Public Hearing minutes of 2/25/2020, the Regular Meeting minutes of 2/25/2020 and the Site Walk minutes of 6/13/2020 as mailed.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Copy, Town of Lisbon Planning and Zoning Commission Staff Summary Report from Michael J. Murphy, Town Planner, dated 4/30/2020 re: Application #20-02, Referral

4. Bills and action thereon – Norwich Bulletin, \$477.30, 6/9/20 inv# 00274352 re: Notice of Virtual Public Hearing ad. Motion by R. Jencks second by F. Kral, III to pay Norwich Bulletin, 6/9/2020 Inv# 00274352 in the amount of \$477.30 re: public hearing notice for Appl. #20-2 two insertions.

VOTE: UNANIMOUS, MOTION CARRIED

5. Old Business

- a. Application #20-02 for Variance of the Zoning Regulations Section 8.5, Rear Setback Requirements – Robert Roark, 5 Sylvandale Road, Applicant – It was noted for the record that the Zoning Board of Appeals members were in receipt of the Staff Report by Michael J. Murphy, A.I.C.P., Lisbon Town Planner, dated April 30, 2020, submitted in response to the Board's referral to the Planning and Zoning Commission. It is also noted that the applicant, Robert Roark, was present via conference call. Motion by L. MacDonald second by R. Babbitt to approve Application #20-02 with the condition that the Conservation Commission send the Zoning Board of Appeals correspondence stating that they find no wetland restrictions.

VOTE:

R. Jencks ABSTAINS - He did not attend the site walk.

R. Babbitt YES - He did not attend the site walk but drove by and saw the conditions from the road and gives approval on the condition that the Conservation Commission approves it.

F. Kral, III YES - He attended the site walk, and approves with the condition that the Conservation Commission approves it.

L. MacDonald YES – He did attend the site walk. It is laid out nice. He does not believe there will be any impact.

S. Beck YES - The lot is undersized, it does not impede on zoning, and approves with the condition that the Conservation Commission approves it with no restrictions.

4 AYES, 1 ABSTENTION, MOTION CARRIED

\$385.00

5 Sylvandale Rd
860 234 4442

APPLICATION
ZONING BOARD OF APPEALS
Town of Lisbon

APPEAL NUMBER: 20-02

DATE FILED: 4/22/2020

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 Deck

2. Location of affected premises: LOT NUMBER 21-019-000
TITLE OF SUBDIVISION MAP ___ R-(40) 60 80 ZONE
ASSESSOR'S MAP NUMBER 21 LOCATED ON THE ___ SIDE
OF 5 SYLVANDALE STREET ___ FEET DISTANT FROM
THE INTERSECTION OF ___
Owner ROBERT ROARKE Address 5 SYLVANDALE
Applicant ROBERT ROARKE 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 ___

8.5 Rear set back from Property Line 5 Sylvandale

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

(to be able to build deck attached to home (BACK))
(REQUIRED: 20 FOOT SET BACK)

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

wouldn't be able to enjoy my backyard

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

Property set back lines

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

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

Rev.10/17/06

(APPLICANT/AGENT)

(ZONING ENFORCEMENT OFFICER OR P&Z CHRM.)

RECEIVED
Building Inspector
Lisbon, CT 06353

APR 22 2020
Newent Road
Lisbon, CT 06353

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Page 2 (Old Business cont)

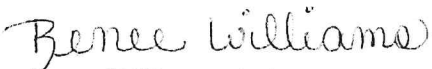
It was noted for the record by Chairman Beck that J. Contino (ALT) was not seated and did not vote.

6. New Business - NONE

7. Any other business which may come before the Board
Chairman Beck alerted the Board that there may be an appeal a cease & desist
order very soon.

8. Adjournment – Motion by R. Babbitt second by L. MacDonald to adjourn at 7:29 p.m.

VOTE: UNANIMOUS, MOTION CARRIED


Renee Williams, clerk

APPROVED: _____
Steven M. Beck, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 06/25/2020 AT 2:45pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK

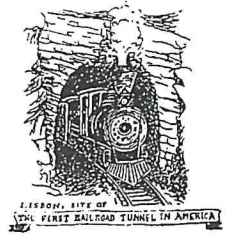


TOWN OF LISBON

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 Virtual Regular Meeting of the Town of Lisbon Zoning Board of Appeals held on Tuesday, June 23, 2020, the Commission took the following action:

Application #20-2 for Variance of the Zoning Regulations Section 8.5, Rear Setback Requirements – Robert Roark, 5 Sylvandale Road, Applicant.

APPROVED WITH CONDITION

Dated at Lisbon, Connecticut this 26th day of June, 2020.

Steven Beck, Chairman
Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON
CT ON 06/25/2020 AT 2:45pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK