

MINUTES
REGULAR MEETING
ZONING BOARD OF APPEALS
LISBON TOWN HALL VIRTUAL MEETING
TUESDAY, MAY 25, 2021
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 7:17 p.m.

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

MEMBERS ABSENT: Robert Chubka (Alt)

Chairman Beck seated James Contino for Ronald Babbitt.

2. Reading of previous minutes:

A motion was made R. Jencks second by L. MacDonald to accept the previous meeting minutes of 5/5/2021 as presented.

VOTE: UNANIMOUS, MOTION CARRIED

A motion was made R. Jencks second by L. MacDonald to accept the site walk minutes of 5/8/2021 as presented.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Copy, Memo from Michael J. Murphy, A.I.C.P., Consulting Planner/Lisbon Town Planner to Planning and Zoning Commission, dated May 4, 2021 re: Review of referral for variance to allow pole barn to encroach into the 40' side yard setback at 449 River Road.
- b. Copy, Regular Meeting Minutes of Planning and Zoning Commission dated May 4, 2021, Item 8b. ZBA Referral, 449 River Road.
- c. Copy, Letter from Michael J. Murphy, A.I.C.P., Consulting Planner/Lisbon Town Planner to the ZBA, dated May 5, 2021 re: Review of Referral of Planning and Zoning Commission Report in accordance with 16.1.4 of the zoning regulations.

Ronald Babbitt entered at 7:19 p.m. James Contino stepped down.

4. Bills and action thereon – The Bulletin, \$518.16, 5/11/21 inv# 00280046 re: Notice of Virtual Public Hearing Application #21-01. Motion by R. Jencks second by L. MacDonald to pay The Bulletin, 5/11/2021 Inv# 00280046 in the amount of \$518.16 re: Notice of Virtual Public Hearing Application #21-01.

VOTE: UNANIMOUS, MOTION CARRIED

5. Old Business

- a. Application #21-01 for Side Yard Setback Variance – Shawn Paradis, 449 River Road, Applicant – It was noted for the record that the Zoning Board of Appeals members were in receipt of the 3 pieces of correspondence listed under “Item 3. Correspondence” and that they were read into the record at the public hearing. Review and discussion. Motion by L. MacDonald second by R. Jencks to approve the side yard setback variance and reduce the requirement to approximately 30 feet instead of 40 feet.


TOWN OF LISBON
ZONING BOARD OF APPEALS

NOTICE OF CERTIFICATE OF GRANT OF VARIANCE

This is to certify that on May 25, 2021 the Zoning Board of Appeals of the Town of Lisbon
Granted Petition Number 21-01 in accordance with the provisions of section 16 of the Lisbon Zoning
Regulations as follows:

1. Owner of Record: Shawn Paradis
2. Applicant: Shawn Paradis
3. Description of premises including street address, map, block and lot(s): 449 River Road,
M/B/L 07/023/0021
4. Regulation(s) VARIED: Section 8.5, 40' side yard setback requirement in R-80 Zone
5. Variance(s) GRANTED: Variance to reduce the requirement to approximately 30 feet instead of
40 feet to allow construction of a 28' x 32' x 12' pole barn style garage.

Date: June 1, 2021

By:  (RLO)
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

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VOTE:

- R. Jencks YES – In favor. He did not attend the site walk. Everything looks fine.
R. Babbitt YES – It should be granted. It is pretty obvious there is no issue.
L. MacDonald YES – In favor. Good use of property. It does not infringe on any other property.
F. Kral, III YES – In favor. He did not attend the site walk, but he is familiar with the structure.
There is only a flag lot abutting the property. There is no issue.
S. Beck YES – In favor to accept. It does not infringe on the site.

VOTE: UNANIMOUS, MOTION CARRIED

6. New Business - NONE

7. Any other business which may come before the Board

Chairman Beck reported that a new application for a barn yard garage from Tammy Eaton of 41 Bundy Hill Road was received on May 24, 2021 at 12:50 p.m. by the Town Clerk. Motion by R. Babbitt second by R. Jencks to accept Application #21-02 for barn yard garage – Tammy Eaton, Applicant, 41 Bundy Hill Road and set site walk for June 19, 2021 at 9:00 a.m.

VOTE: UNANIMOUS, MOTION CARRIED

Motion by R. Babbitt second by R. Jencks to set public hearing for June 22, 2021 at 6:45 p.m.

VOTE: UNANIMOUS, MOTION CARRIED

Chairman Beck noted for the record that today was to be Board Member Robert Chubka's final Meeting as he is moving out of town. The Board thanks Mr. Chubka for being a member for many, many years. The Board will be looking for another alternate. If anyone has any suggestions, please forward them to the Board of Selectmen.

8. Adjournment – Motion by R. Jencks second by R. Babbitt to adjourn at 7:38 p.m.

VOTE: UNANIMOUS, MOTION CARRIED

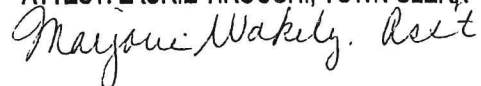

Renee Williams, clerk

APPROVED: _____
Steven M. Beck, Chairman

RECEIVED FOR RECORD AT LISBON

CT ON 06/01/2021 AT 3:00pm

ATTEST. LAURIE TIROCCHI, TOWN CLERK



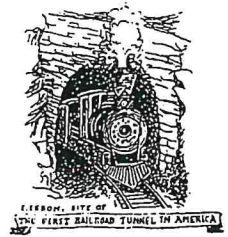


TOWN OF LISBON

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 virtually on Tuesday, May 25, 2021, the Commission took the following action:

Application #21-01 for Variance Approval of Section 8.5 of the Zoning Regulations for a 10' variance of the 40' side yard setback requirement in the R-80 zone – Applicant, Shawn Paradis, 449 River Road.

APPROVED

Dated at Lisbon, Connecticut this 1st day of June, 2021.

Steven Beck, Chairman
Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON
CT ON 06/01/2021 AT 3:00pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Maryanne Wakely