

MINUTES
REGULAR MEETING
ZONING BOARD OF APPEALS
LISBON TOWN HALL
TUESDAY, OCTOBER 26, 2021
7:00 P.M.

1. Call to Order

The regular meeting of the Zoning Board of Appeals was called to order by Steven Beck, Chairman at 7:06 p.m.

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

MEMBERS ABSENT: Ronald Babbitt, James Contino (Alt)

2. Reading of previous minutes:

A motion was made by F. Kral, III and seconded by R. Jencks, to accept the previous regular meeting minutes of 9/28/2021 as presented and the site walk minutes of 10/9/2021 with one correction of a typo of an extra "I" on Frederick Kral, III's name.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Copy, Letter from Robert Adams, Chairman of the Lisbon Planning and Zoning Commission, to Steve Beck, Chairman of the Zoning Board of Appeals, dated October 5, 2021 re: Referral of Application #21-03. (Read into the Record at the 10/26/2021 Public Hearing)
- b. Copy, Letter from State of Connecticut, Department of Public Health, dated October 14, 2021 re: Statutory Requirement to provide Electronic Notification to the Connecticut Department of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas
- c. Copy, Lisbon Quarterly Newsletter Submissions for Winter 2021/2022 Issue due by 11/19/2021
- d. Copy, Profit & Loss Budget vs. Actual July, 2020 through September, 2021 LI#51850 – Supplies & Expense: used \$146.71 of the \$2,500.00 budget.

4. Bills and action thereon – The Bulletin, \$518.16, inv# 00283257, dated 10/13/21 re: Notice of Public Hearing of Today's Realty, LLC, 240 Paper Mill Road. Motion by F. Kral, III second by R. Jencks to pay The Bulletin, \$518.16, inv# 00283257, dated 10/13/21 re: Notice of Public Hearing of Today's Realty, LLC, 240 Paper Mill Road.

VOTE: UNANIMOUS, MOTION CARRIED

5. Old Business

- a. Application#21-03 for variance of Section 8.5, Yard Requirements; Section 13, Parking and Loading; and Section 14, Landscaping, in the IP-1 Zone – Today's Realty LLC, 240 Paper Mill Road, Applicant – Motion by L. MacDonald second by F. Kral, III to approve Application #21-03 with the exception of any variance for front landscaped area, landscaped parking area or street frontage landscaping.

APPLICATION
ZONING BOARD OF APPEALS
Town of Lisbon

APPEAL NUMBER: 21-03

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 X it he granted X denied an application to
- A. USE X ERECT ALTER ADD TO OCCUPY OTHER
B. LAND ONLY X STRUCTURE OR BUILDING OTHER
C. FOR USE AS: FAMILY RESIDENCE X BUSINESS INDUSTRY
 ACCESSORY BUILDING OTHER
2. Location of affected premises: LOT NUMBER Block 6 / Lot 0 IP-1 Zone
TITLE OF SUBDIVISION MAP _____ R- 40 60 80 ZONE
ASSESSOR'S MAP NUMBER Map 5 LOCATED ON THE Eastern SIDE
OF Paper Mill Road STREET 2,500± FEET DISTANT FROM
THE INTERSECTION OF CT Route #138
- Owner Today's Realty, LLC Address 185 Old Canterbury Turnpike - Norwich, CT 06360
Applicant (See Above) Address _____
Lessee _____ Address _____
Agent _____ Address _____
3. PREVIOUS APPEALS have been made with respect to this property as follows:
Application Number(s) N/A Date(s) _____
4. This appeal relates to: USE AREA X YARD DIMENSIONS HEIGHT
 STREET FRONTAGE NUMBER OF FAMILY UNITS X OTHER
DESCRIBE BRIEFLY Today's Realty, LLC proposes to construct a 9,400± SF metal frame contractor maintenance and office facility, including a paved parking are, associated utilities, external bulk storage and processing areas, and a cut/fill balance of the southerly third of the property for material processing. Construction is expected to be completed in Spring 2022.
5. VARIANCE of the following Section of the Zoning Regulations is requested:
Section 8.5 - Yard Requirements, Section 13 - Parking and Loading, Section 14 - Landscaping
- A. Strict application of the regulations would produce UNDUE HARDSHIP because:
A side yard setback and front yard setback variance is requested in order to allow the maintenance facility and associated parking to fit on-site. It has no retail aspect, no costumers for wholesale materials, and a low amount of daily workers. Additionally, a reduction of landscaping variance is requested in order to increase the usability of the site due to it's unique geometry.
- B. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because:
Due to almost half of the site being delineated inland wetlands / upland review area, there being severe slopes running through the center of the site, and a small lot owned by Sprague Paperboard, Inc. within the site along Paper Mill Road, much of the land is not buildable. This unique geometry creates many hardships that require variances in order to use the site appropriately.
- C. The variance would change the CHARACTER OF THE NEIGHBORHOOD because:
The variance will not change the character of the neighborhood due to the subject lots (and adjacent lots) location within an Industrial Zone according to the Town of Lisbon Official Zoning Map (01/02/2021).
6. The ISSUANCE OF PERMIT NO. _____ for the above named premises by the Building Inspector is APPEALED because: _____

(APPLICANT/AGENT)

(ZONING ENFORCEMENT OFFICER or P&Z CHAIR)

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VOTE:

- F. Kral, III YES - In favor to approve. Excellent use of the land, positive for the Town to have industrial in that area, minimal amount of change of what is already there.
- R. Jencks YES - In favor to approve. Attended the site walk and everything seems fine.
- L. MacDonald YES - In favor to approve. Asset to the town, will increase the tax base, good use of the as it is currently vacant, good plan.
- S. Beck YES - In favor to approve with the exception of any variance for front landscaped area, landscaped parking area or street frontage landscaping.

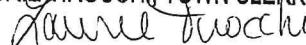
VOTE: UNANIMOUS, MOTION CARRIED

6. New Business - Mr. Jencks suggested that in the future the Board ask the Planning & Zoning Commission to be clearer and re-define their position and not be so vague in their response letters on Applications that come before this Board.
7. Any other business which may come before the Board - NONE
8. Adjournment - Motion by F. Kral, III second by L. MacDonald to adjourn at 7:25 p.m.

VOTE: UNANIMOUS, MOTION CARRIED


Renee Williams, clerk

APPROVED: _____
Steven M. Beck, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 11/3/2021 AT 7:30pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK


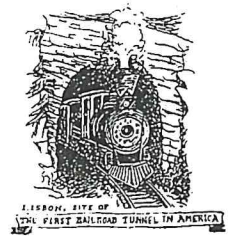


TOWN OF LISBON

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, October 26, 2021, the Board took the following action:

Application (Corrected #21-03) for Variance of Section 8.5, Yard Requirements; Section 13, Parking and Loading; and Section 14, Landscaping, of the Zoning Regulations in the IP-1 Zone - Applicant, Today's Realty LLC, 240 Paper Mill Road.

APPROVED WITH MODIFICATIONS

Dated at Lisbon, Connecticut this 3rd day of November, 2021.

Steven Beck, Chairman
Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON
CT ON 11/3/2021 AT 7:30pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi