

MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
LISBON TOWN HALL
TUESDAY, MAY 24, 2022
7:00 P.M.

1. Call to order - The Regular Meeting of the Zoning Board of Appeals was called to order by Steve Beck, Chairman, at 7:05 p.m.
MEMBERS PRESENT: Steve Beck, Robert Jencks, Leo MacDonald, Ron Babbitt, Frederick Kral, III
MEMBERS ABSENT: James Contino (ALT)
2. Reading of previous minutes – Motion by R. Babbitt second by F. Kral to accept the previous Special Meeting minutes of the of 5/4/2022 as presented. VOTE UNANIMOUS, MOTION CARRIED
3. Correspondence –
 - a. Copy of Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, distributed to each member
 - b. Profit and Loss Statement – 75% of Budget has been used of LI#51800 with \$729.48 left
 - c. Copy of Letter dated 5/5/2022 from Planning & Zoning Commission to Chairman Steve Beck re: advisory review of ZBA application # 22-03 John Sparkman, applicant, 66 Bundy Hill Road to be read aloud with Old Business – a. Application #22-03
4. Bill and action thereon -
Norwich Bulletin, \$548.52, Order #7266255, dated 5/17/22 Motion by F. Kral second R. Jencks to pay \$548.52 VOTE UNANIMOUS, MOTION CARRIED
5. Old Business –
 - a. Application #22-02 John Sparkman, Applicant, 66 Bundy Hill Road. Motion by L. MacDonald second by F. Kral to approve 20' variance of section 8.5 Yard Requirements to construct a shed. Chairman Beck read aloud into the record, the letter from the Planning and Zoning Commission dated 5/5/2022 about their advisory review, and noting for the record that there was not one person present at the Public Hearing to hear this reading. This matter was open for discussion with no further comments.
F. Kral – Approve, based on locale, not an infringement on anyone
R. Jencks – Approve, based on walk around and general satisfaction of plan
R. Babbitt – Approve, satisfied with plan after the site walk
L. MacDonald – Approve, conforms with the area
S. Beck – Approve, no impingement on water shed area
VOTE UNANIMOUS, MOTION CARRIED
 - b. Application #22-03 Town of Lisbon, Applicant, 25 Newent Road. Motion by F. Kral second by R. Babbitt to approve 17' variance of Section 8.5 Yard Requirements to construct fire house and pump house.
F. Kral – Approve, encroachment is minimal, project is beneficial to all town residents
R. Jencks – Approve, after walk around, pleased with proposal
R. Babbitt – Approve, No infringement
L. MacDonald – Approve, looks good
S. Beck – Approve, sufficient distance from travel portion of road
VOTE UNANIMOUS, MOTION CARRIED

APPLICATION
ZONING BOARD OF APPEALS
Town of Lisbon

APPEAL NUMBER: #22-02

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 66
TITLE OF SUBDIVISION MAP _____ R- 40 (60) 80 ZONE
ASSESSOR'S MAP NUMBER 81741000 LOCATED ON THE _____ SIDE
OF Bundy Hill Rd STREET _____ FEET DISTANT FROM
THE INTERSECTION OF _____
- Owner John Sparkman Address 66 Bundy Hill Rd
Applicant John Sparkman Address 66 Bundy Hill Rd
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 _____
Topography of land unsuitable to building
due to fill requirements
5. VARIANCE of the following Section of the Zoning Regulations is requested:
8.5
Front yd setback - (8.4) reduce to 40 ft
- A. Strict application of the regulations would produce UNDUE HARDSHIP because:
because of topography
- B. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because:
topography
- C. The variance would change the CHARACTER OF THE NEIGHBORHOOD because:
no change would occur w/ variance
6. The ISSUANCE OF PERMIT NO. _____ for the above named premises by the Building Inspector is
APPEALED because: _____

John Sparkman
(APPLICANT/AGENT)

Paul R. Brown 3/24/22
(ZONING ENFORCEMENT OFFICER or P&Z CHAIR)


TOWN OF LISBON
ZONING BOARD OF APPEALS

NOTICE OF CERTIFICATE OF GRANT OF VARIANCE

This is to certify that on May 24, 2022 the Zoning Board of Appeals of the Town of Lisbon
Granted Petition #22-02 in accordance with the provisions of section 16 of the Lisbon Zoning
Regulations as follows:

1. Owner of Record: John Sparkman, 66 Bundy Hill Road, Lisbon
2. Applicant: John Sparkman, 66 Bundy Hill Road, Lisbon
3. Description of premises including street address, map, block and lot(s): 66 Bundy Hill Road,
Assessor's Office Map ID 08/074/0000, Vol/Pg. 73/760
4. Regulation(s) VARIED: 8.5 Yard Requirements
5. Variance(s) GRANTED: 20' Variance to construct a 12' x 25' shed 40 feet from the front yard
property line in the R-60 Zone.

Date: May 24, 2022


By: _____
Steven M. Beck, Chairman
Lisbon Zoning Board of Appeals

Date: May 26, 2022

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


APPLICATION
ZONING BOARD OF APPEALS
Town of Lisbon

APPEAL NUMBER: #22-03

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 10/107 (25 Newent Road)
TITLE OF SUBDIVISION MAP _____ R- 40 60 80 ZONE
ASSESSOR'S MAP NUMBER 10 LOCATED ON THE south SIDE
OF Newent Road STREET 1000' FEET DISTANT FROM
THE INTERSECTION OF Route 169
- Owner Town of Lisbon Address 1 Newent Road, Lisbon, CT 06351
Applicant Town of Lisbon Address 1 Newent Road, Lisbon, CT 06351
Lessee _____ Address _____
Agent CLA Engineers, Inc. Address 317 Main Street, Norwich, CT 06360
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 requesting appeal from front yard setback from new building and
pump house.
5. VARIANCE of the following Section of the Zoning Regulations is requested:
Section 8.5 - yard requirements
A. Strict application of the regulations would produce UNDUE HARDSHIP because:
Site layout would encroach on rear property line.
B. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because:
The state road R.O.W was wider in this area due to re-aligning road in past;
property line is currently 80'-100' from streetline.
C. The variance would change the CHARACTER OF THE NEIGHBORHOOD because:
The variance would not change character of the neighborhood.
6. The ISSUANCE OF PERMIT NO. _____ for the above named premises by the Building Inspector is
APPEALED because: _____


(APPLICANT/AGENT)

 4/24/22
(ZONING ENFORCEMENT OFFICER or P&Z CHAIR)

TOWN OF LISBON
ZONING BOARD OF APPEALS

NOTICE OF CERTIFICATE OF GRANT OF VARIANCE

This is to certify that on May 24, 2022 the Zoning Board of Appeals of the Town of Lisbon
Granted Petition #22-03 in accordance with the provisions of section 16 of the Lisbon Zoning
Regulations as follows:

1. Owner of Record: Town of Lisbon, 25 Newent Road, Lisbon
2. Applicant: Town of Lisbon, 25 Newent Road, Lisbon
3. Description of premises including street address, map, block and lot(s): 25 Newent Road,
Assessor's Office Map ID 10/107/0000, Vol/Pg. 156/948
4. Regulation(s) VARIED: 8.5 Yard Requirements
5. Variance(s) GRANTED: 17' Variance to construct a fire house and pump house 43' from the front
property line in the R-60 Zone.

Handwritten signature of Steven M. Beck in black ink, with the initials "JL" written to the right of the signature.

Date: May 24, 2022

By: _____
Steven M. Beck, Chairman
Lisbon Zoning Board of Appeals

Date: May 26, 2022

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.

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Attest: _____

Lisbon Town Clerk

MINUTES
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6. New Business – NONE
7. Any other business which may properly come before the Board –
a. Motion by F. Kral second by T. Babbitt to accept application from Robert Rhoades of 144 Westminster Road and assign #22-04.

VOTE UNANIMOUS, MOTION CARRIED

Site walk scheduled for Saturday, June 4, 2022 at 9:00 a.m.

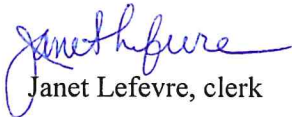
Public Hearing set for Tuesday, June 28, 2022 at 6:45 p.m.

- b. Motion by R. Jencks second by F. Kral to request \$1000.00 from the Board of Finance for line item #51850 to cover anticipated costs of mandatory publications.

VOTE UNANIMOUS, MOTION CARRIED

8. Adjournment – Motion by F. Kral second by L. MacDonald to adjourn at 7:26 p.m.

VOTE UNANIMOUS, MOTION CARRIED


Janet Lefevre, clerk

Steve Beck, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 5/26/2022 AT 11:00 am
ATTEST. LAURIE TIROCCHI, TOWN CLERK

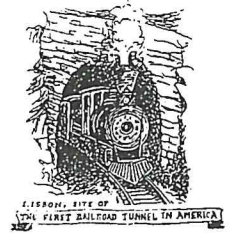



TOWN OF LISBON

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, May 24, 2022 the Board took the following actions:

Application #22-02 for Variance of Section 8.5, Yard Requirements to construct a 12' x 25' shed 40' from front property line in the R-60 Zone – Applicant, John Sparkman, 66 Bundy Hill Road. APPROVED

Application #22-03 for Variance of Section 8.5, Yard Requirements to construct a fire house and pump house 43' from the front property line in the R-60 Zone – Applicant, Town of Lisbon, 25 Newent Road. APPROVED

Dated in Lisbon, Connecticut this 26th day of May, 2022

Steven Beck, Chairman
Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON
CT ON 5/26/2022 AT 11:00 am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi