

MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
LISBON TOWN HALL
TUESDAY, JUNE 28, 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 7:02 p.m.
MEMBERS PRESENT: Steve Beck, Robert Jencks, Leo MacDonald, Frederick Kral, III
MEMBERS ABSENT: Ron Babbitt, James Contino (ALT)
2. Reading of previous minutes – Motion by F. Kral second by R. Jencks to accept the previous Regular Meeting minutes of the of 5/24/2022 with correction of application number cited in Item c. under Correspondence from #22-03 to #22-02, John Sparkman, applicant.

VOTE UNANIMOUS, MOTION CARRIED

3. Correspondence –
 - a. Copy of Certified Letter sent to John Sparkman with Notice of Decision and Notice of Certificate of Variance, Application #22-02.
 - b. Copy of Letter sent to First Selectman Thomas Sparkman with Notice of Decision and Notice of Certificate of Variance, Application #22-03.
 - c. Copy of Memo from Board of Finance Chair, Wayne Donaldson regarding line item transfer in the amount of \$1000.00 to LI#51850 (Supplies & Expenses) from LI#52735 (Consulting Fees & Contracted Services) to cover bills to the end of the month.
 - d. Profit and Loss Statement – 92.8% of Budget has been used of LI#51800 \$1200 left.
4. Bill and action thereon -
 - a. Norwich Bulletin, \$189.42, Order #7346819, dated 5/26/22 Re: Notice of Decision
 - b. Norwich Bulletin, \$456.12, Order #7402251, dated 6/08/22 Re: Notice of Public Hearing. Motion by R. Jencks to pay Norwich Bulletin bills as presented, second by F. Kral

VOTE UNANIMOUS, MOTION CARRIED

5. Old Business –
 - a. Application #22-04 – Robert Rhoades, Applicant, 144 Westminster Road. Motion by F. Kral to approve variance #22-04 second by L. MacDonald. This matter was open for discussion with no further comments
F. Kral – Approve, all other points are within the regulations but unable to create rectangle
R. Jencks – Approve, based on site walk and general satisfaction of planned land use
L. MacDonald – Approve, good use of a very constrictive lot
S. Beck – Approve, best way to deal with the dimensional restrictions

VOTE UNANIMOUS, MOTION CARRIED

APPLICATION
ZONING BOARD OF APPEALS
Town of Lisbon

APPEAL NUMBER: _____

144 WESTMINSTER RD

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 1-A
TITLE OF SUBDIVISION MAP N/A R- 40 60 80 ZONE
ASSESSOR'S MAP NUMBER 06 LOCATED ON THE right SIDE
OF Westminster STREET 750 south FEET DISTANT FROM
THE INTERSECTION OF Westminster and Sullivan
- Owner Dawn M. Behr Address 144 Westminster Road, Lisbon
Applicant Robert Khoades Address 144 Westminster Road, Lisbon
Lessee _____ Address _____
Agent _____ Address _____
3. PREVIOUS APPEALS have been made with respect to this property as follows:
Application Number(s) N/A Date(s) N/A
4. This appeal relates to: ☐ USE ☐ AREA ☒ YARD DIMENSIONS ☐ HEIGHT
☐ STREET FRONTAGE ☐ NUMBER OF FAMILY UNITS ☐ OTHER
DESCRIBE BRIEFLY requesting relief from zoning regs due to hardship. Min
buildable lot rectangular width cannot be achieved.
5. VARIANCE of the following Section of the Zoning Regulations is requested:
8.4.1 - we meet intent, cannot achieve 125'. 8.4.2 - existing driveway and utilities
A. Strict application of the regulations would produce UNDUE HARDSHIP because: make it impossible.
we meet intent of both zoning regulations, however the minimum
rectangular measurements cannot be achieved due to existing driveway & utilities.
B. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because:
the proposed new lot meets all R-60 regs, but due to existing lot landscape
and wetlands, we are restricted to an irregular shape.
C. The variance would change the CHARACTER OF THE NEIGHBORHOOD because:
it won't
6. The ISSUANCE OF PERMIT NO. _____ for the above named premises by the Building Inspector is
APPEALED because: _____

Robert Khoades
(APPLICANT/AGENT)

Paul R. Brown 5/24/22
ZONING ENFORCEMENT OFFICER or P&Z CHAIR

TOWN OF LISBON

(For single and two-family homes and accessory buildings or uses.)

NO: _____

Date: _____

To be filled in by the Applicant:

Application is hereby made for a Zoning Permit for the use described herein and shown in the accompanying plans.

Applicant Robert & Jessica Rhoades Address: 144 Westminster Road

Phone Number: 800.237.1223

Property Owner: Greg & Dawn Bouchard Address: 144 Westminster Road

Location of Property: 144 Westminster Road, Lisbon, CT 06351

Land Records Book: Volume 120 Page 379 Land Records Map: 6 Lot 1-A, #144

Lot Size in Sq. Feet: 522,720 Total Building Floor Area in Sq. Feet: 4,172 Zone: R-60

Existing Use of Land or Building: 1010 Single Family

Proposed Use of Land or Building: 2 separate lots, both 1010 Single family (1-2 acres 1-10 acres)

APPROVAL FROM TOWN SANITARIAN REQUIRED PER SECTION
19-13-B100a CT. DEPT OF PUBLIC HEALTH

(Applications for permitted single-family/two-family dwellings and accessory buildings or expansions or additions of such buildings on residential lots shall complete the plot plan on the reverse side of this form.)

***** **ATTENTION** *****

A permit issued on the basis of this application certifies conformance with the LISBON ZONING REGULATIONS. Other permits may be required, such as those concerning driveways, wetlands and water and sewer facilities, fire protection, building code and health code. (Obtaining the additional permits is the responsibility of the Applicant.)

Signature of Applicant: [Signature] Date: 5-10-22

Signature of Owner: [Signature] Date: 5-11-22
(If different than applicant.)

To be filled in by the Zoning Enforcement Officer: FEE COLLECTED BY BUILDING OFFICIAL
UPON ISSUING OF BUILDING PERMIT FEE.

Approved: _____ Disapproved: X Date: _____ Fee Paid: \$ _____

Reason for Disapproval: NOT TO zoning Regs

Signature: [Signature] 5/11/22
Zoning Enforcement Officer

TOWN OF LISBON
ZONING BOARD OF APPEALS

NOTICE OF CERTIFICATE OF GRANT OF VARIANCE

This is to certify that on June 28, 2022 the Zoning Board of Appeals of the Town of Lisbon Granted Petition #22-04 in accordance with the provisions of section 16 of the Lisbon Zoning Regulations as follows:

1. Owners of Record: Greg and Dawn Bouchard, 144 Westminster Road, Lisbon
2. Applicant: Robert Rhoades, 144 Westminster Road, Lisbon
3. Description of premises including street address, map, block and lot(s): 144 Westminster Road, Assessor's Map ID 06/001/000A, Vol/Pg. 120/379
4. Regulation(s) VARIED 8.4.1 Minimum buildable area and 8.4.2 Contiguous area of a lot
5. Variance(s) GRANTED: minimum rectangular measurements to create a Building lot in the R-60 Zone.

Date: June 28, 2022


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

Date: June 29, 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

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6. New Business – None
7. Any other business which may properly come before the Board – None
8. Adjournment – Motion by L. MacDonald second by R. Jencks to adjourn at 7:20 PM.
VOTE UNANIMOUS, MOTION CARRIED


Janet Lefevre, clerk

Steve Beck, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 06/29/2022 AT 11:45am
ATTEST, LAURIE TIROCCHI, TOWN CLERK




TOWN OF LISBON

INCORPORATED 1786

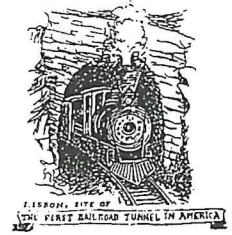
ZONING BOARD OF APPEALS

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, June 28, 2022 the Board took the following action:

Application #22-04 for Variance of Section 8.4.1, minimum buildable area, and 8.4.2, contiguous area of a lot, to create a building lot in the R-60 Zone – Applicant, Robert Rhoades, 144 Westminster Road.

APPROVED

Dated in Lisbon, Connecticut this 29th day of June, 2022

Steven Beck, Chairman

Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON

CT ON 06/29/2022 AT 11:45am

ATTEST. LAURIE TIROCCHI, TOWN CLERK

Majone Wakely, Asst