

MINUTES
REGULAR MEETING
ZONING BOARD OF APPEALS
LISBON TOWN HALL
TUESDAY, OCTOBER 24, 2023
7:15 P.M.

1. Call to Order

The Regular Meeting of the Zoning Board of Appeals was called to order by Steven Beck, Chairman, at 7:00 pm.

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

MEMBERS ABSENT: David Finch, James Contino (ALT)

2. Reading of previous minutes:

A motion was made by R. Jencks second by F. Kral to approve previous regular meeting minutes of 9/26/2023 as presented. VOTE: UNANIMOUS, MOTION CARRIED

A motion was made by F. Kral second by L. MacDonald to approve the site walk minutes of 10/14/2023 as presented. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Copy, Letter from FEMA to First Selectman dated 9/27/2023 re: 30-day Data Submission Notification
- b. Memo re: America 250 / CT
- c. Memo, Lisbon Quarterly Newsletter Submission Request
- d. Profit and Loss July 2023 – October 2023 – LI#51850 – Supplies & Expenses - \$2500.00

4. Bills and action thereon

- a. Local iQ (Bulletin), \$486.96, inv#9374827 dated 10/4/2023 re: PH Notice, 15 Nora Street – Motion by R. Jencks second F. Kral to pay. VOTE: L. MACDONALD NO; MOTION CARRIED

5. Old Business –

- a. Application #23-02 for Variance of Section 8.5 to erect a shed 7 feet from the property line – Ryan Pellegrini, Applicant, 15 Nora Street. It is noted for the record that the applicant, Ryan Pellegrini, was present. Issues and location options raised by the applicant during the public hearing were discussed by Board members. Motion by L. MacDonald second by F. Kral, III to approve the application request.

VOTE:

F. Kral, III – YES – expecting the applicant to erect the shed in a location required by the zoning regulations would put the shed in the center of the yard.

L. MacDonald – YES – agrees with Mr. Kral's assessment, noting that the lots in that development are very small and were created prior to zoning.

R. Jencks – YES – agrees with Mr. Kral's assessment.

S. Beck – YES – in favor of approving the variance as it stands.

MOTION CARRIED

APPLICATION
ZONING BOARD OF APPEALS
Town of Lisbon

APPEAL NUMBER: 23-02

DATE FILED: 9/8/23

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 5420
TITLE OF SUBDIVISION MAP 01/037/0000 LOCATED ON THE R-40 60 80 ZONE
ASSESSOR'S MAP NUMBER 01/037/0000 OF 15 NORA STREET WISBON, CT 06351 SIDE
THE INTERSECTION OF WISBON, CT 06351 FEET DISTANT FROM 810.319.9576
- Owner RYAN PELLEGRINI Address 15 NORA ST. 810.319.9576
Applicant 15 NORA ST. 810.319.9576 Address 15 NORA ST. 810.319.9576
Lessee 15 NORA ST. 810.319.9576 Address 15 NORA ST. 810.319.9576
Agent 15 NORA ST. 810.319.9576 Address 15 NORA ST. 810.319.9576
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 SETBACK REQUIREMENTS
5. VARIANCE of the following Section of the Zoning Regulations is requested:
7 FT FROM SIDE PROPERTY LINE (VARIANCE SECTION 8.5/SIDE)
A. Strict application of the regulations would produce UNDUE HARDSHIP because: YARD REQUIREMENTS
SIZE OF LOT, LEACH FIELD, TREES LIMIT LOCATION FOR
SHED
B. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because:
SEE A
C. The variance would change the CHARACTER OF THE NEIGHBORHOOD because:
IT WOULDN'T
6. The ISSUANCE OF PERMIT NO. _____ for the above named premises by the Building Inspector is
APPEALED because: _____

RYAN PELLEGRINI
(APPLICANT/AGENT)

Calvin
(ZONING ENFORCEMENT OFFICER or P&Z CHAIR)


TOWN OF LISBON
ZONING BOARD OF APPEALS

NOTICE OF APPROVAL AND GRANT OF VARIANCE

This is to certify that on October 24, 2023 the Zoning Board of Appeals of the Town of Lisbon
Granted Petition Number #23-02 in accordance with the provisions of section 16 of the Lisbon Zoning
Regulations as follows:

1. Owner of Record: Ryan Pellegrini
2. Applicant: Ryan Pellegrini
3. Description of premises including street address, map, block and lot(s): 15 Nora Street, Lisbon,
CT 06351; M/B/L 01/037/0000
4. Regulation(s) VARIED: 8.5 (Side Yard Setback Requirements)
5. Variance(s) GRANTED: 13-foot variance of the 20-foot side-yard setback requirements of the
Lisbon Zoning Regulations to erect an 8' x 12' shed 7 (seven) feet from the property line, in the
R-40 Zone.

Date: October 25, 2023

By: 
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

TOWN OF LISBON

2024 SCHEDULE OF MEETINGS

In accordance with the provisions of Connecticut State Statutes §1-225, notice is hereby given that the regularly scheduled meeting of the

ZONING BOARD OF APPEALS
(Name of Board/Commission/Committee)

will be held on the following dates:

January 23

July 23

February 27

August 27

March 26

September 24

April 23

October 22

May 28

November 26

June 25

December 24

The above meetings will be held at 7:00 o'clock P m in the

TOWN HALL in Lisbon.

Signed: Steve Bel Chairman

Secretary

Chairman and Secretary of all administrative and executive boards, commissions, agencies, bureaus or other bodies must file with the Town Clerk no later than January 31st of each year a schedule of the regular meetings of such bodies for the ensuing year, and no such meeting may be held sooner than thirty (30) days after the schedule has been filed. Thus, it is imperative that the Chairman and Secretary of these respective bodies file with the Town Clerk not later than December 1st of the current year, a schedule of regular meetings to be held in the following calendar year.

MINUTES
REGULAR MEETING
ZONING BOARD OF APPEALS
TUESDAY, OCTOBER 24, 2023
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6. New Business

- a. 2024 Schedule of Meetings – Motion by R. Jencks second by F. Kral, III to accept the 2024 Schedule of Meetings as presented (see attached). VOTE: UNANIMOUS, MOTION CARRIED

- b. FY 24/25 Budget Request – Motion by R. Jencks second by L. MacDonald to request \$2500.00. VOTE: UNANIMOUS, MOTION CARRIED

7. Any other business which may come before the Board – NONE

8. Adjournment - Motion was made by L. MacDonald to adjourn at 7:21 PM.

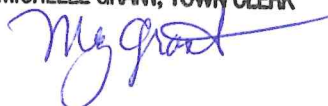
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

APPROVED: _____
Steve Beck, Chairman

RECEIVED FOR RECORD AT LISBON, CT
ON 10/26/23 AT 9:00am
ATTEST. MICHELLE GRANT, TOWN CLERK





TOWN OF LISBON

INCORPORATED 1786

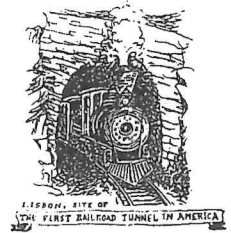
ZONING BOARD OF APPEALS

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 24, 2023 the Board took the following action:

Application #23-02 for a Variance of Section 8.5 (Side-Yard Requirements) to allow for the erection of a shed, seven (7) feet from the property line, in the R-40 Zone – Ryan Pellegrini, Applicant, 15 Nora Street.

APPROVED

Dated in Lisbon, Connecticut this 26th day of October, 2023

Steven Beck, Chairman
Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON, CT
ON 10/26/23 AT 9:00am
ATTEST. MICHELLE GRANT, TOWN CLERK