

MINUTES
PUBLIC HEARING
ZONING BOARD OF APPEALS
LISBON TOWN HALL
TUESDAY, JUNE 26, 2018
7:00 P.M.

The Zoning Board of Appeals held the following public hearing in the Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 7:00 PM on Tuesday, June 26, 2018:

7:00 PM - Application #18-01 for Side-Yard Variance in the R-40 Zone – Applicant, Dennis Tetreault, 224 Kimball Road, Assessor's Map/Block/Lot 12/067/0000, Volume 32, Page 378. Seeking a 14' Variance of Section 8.4 of the Zoning Regulations, to erect a 16' x 24' shed, 6' from the property line.

MEMBERS PRESENT: Steven Beck, Ronald Babbitt, Leo MacDonald, Frederick Kral, III,
Robert Chubka (ALT), Kirk Miles (ALT)

MEMBERS ABSENT: Robert Jencks

The following public hearing was called to order at 7:02 PM:

Application #18-01 for Side-Yard Variance in the R-40 Zone – Applicant, Dennis Tetreault, 224 Kimball Road, Assessor's Map/Block/Lot 12/067/0000, Volume 32, Page 378. Seeking a 14' Variance of Section 8.4 of the Zoning Regulations, to erect a 16' x 24' shed, 6' from the property line.

Dennis Tetreault, applicant, was present. He submitted an updated plan (drawing) of the proposed layout of the shed. He stated that since his neighbor had concerns for the additional 4 feet of concrete slab next to the shed, Mr. Tetreault decided to modify his plans and omit it. The slab was to be there for ease of cleaning up droppings from a nearby tree. He stated the slab will now be 16' x 24', same size as the structure.

Chairman Steven Beck asked for Public Comment in favor of the application, to which there was none.

Chairman Steven Beck asked for Public Comment opposed to the application. Mr. George Avery of 230 Kimball Road stood to speak in opposition of the application. Mr. Avery stated that he is the abutter on the north side of Mr. Tetreault's property. He stated that he does not agree to a 16' x 24' concrete pad. He stated that his concern was that this structure would be used as a garage and not a shed, and that the applicant would use it to put his vehicle in.

Mr. Avery submitted a letter for the record on his behalf, stating his disapproval of the application. He signed the letter in front of the Commission.

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Mrs. Judith Avery of 230 Kimball Road, asked how far from the property line can a building be built? The answer from Chairman Beck was "20' in the R-40 Zone". She then asked why the applicant couldn't build his shed 20' from the property line.

Chairman Beck asked Mr. Tetreault to speak to that question. Mr. Tetreault stated that, if he were to build the shed 20' back from the property line, there would be no room for his yard. He also stated that if he were to build it further in, he would not have any room behind the shed, due to the layout of the land. He stated his intent was not to use it as a garage, but that he would use it to store his sports car in it during the winter months.

Mr. Avery asked the Committee, what the difference between a shed and a garage was. Chairman Beck's response was, "A shed can be a garage and a garage can be a shed."

R. Babbitt asked if the Town Planner had any issues with the application. Mr. Tetreault responded that the Town Planner, Michael Murphy, had been out to his property to look it over. Mr. Tetreault was of the opinion that Mr. Murphy "had no problem with it".

This public hearing was closed at 7:18 PM.



Elaine Joseph, clerk

APPROVED: _____
Steven Beck, Chairman

RECEIVED FOR RECORD AT LISBON

CT ON 07/03/2018 AT 9:00am

ATTEST. LAURIE TIROCCHI, TOWN CLERK

Margaret Flaherty, Attest