

MINUTES
PUBLIC HEARING
ZONING BOARD OF APPEALS
LISBON TOWN HALL VIRTUAL PUBLIC HEARING
TUESDAY, AUGUST 25, 2020
6:30 P.M.

The Zoning Board of Appeals held the following Virtual Public Hearing in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 P.M. on Tuesday, August 25, 2020:

Application #20-03 for Appeal of Cease & Desist Order – Applicant, Andrew Zeeman, 29 McNeely Road, Assessor's Map/Block/Lot 03/044/0001, Vol/Pg 148/324. In violation of Sections 2.3.4, 4.1 and 10.14 of the Zoning Regulations for outside storage of junk and/or equipment and/or miscellaneous materials in a Residential Zone.

MEMBERS PRESENT VIA CONFERENCE CALL: Steven Beck, Leo MacDonald, Robert Jencks,
James Contino (Alt)
MEMBERS ABSENT: Ronald Babbitt, Frederick Kral, III, Robert Chubka (Alt)
OTHERS PRESENT VIA CONFERENCE CALL: Carl Brown, Zoning Enforcement Officer

The following Virtual Public Hearing was called to order by Chairman Steven Beck at 6:36 PM:

Application #20-03 for Appeal of Cease & Desist Order – Applicant, Andrew Zeeman, 29 McNeely Road, Assessor's Map/Block/Lot 03/044/0001, Vol/Pg 148/324. In violation of Sections 2.3.4, 4.1 and 10.14 of the Zoning Regulations for outside storage of junk and/or equipment and/or miscellaneous materials in a Residential Zone.

It was noted for the record that the applicant, Andrew Zeeman, was present via conference call at this public hearing.

Board Clerk read into the record the Letter from Planning and Zoning Commission Chairman Robert Adams, dated August 14, 2020 re: Planning and Zoning Commission's support of Zoning Enforcement Officer's actions.

Chairman Beck asked for comment or questions from the Board. Chairman asked if this violation is in regard to a boat, car and garbage cans on the property; or is it for a large tractor/excavator/backhoe on the property. Zoning Enforcement Officer Carl Brown confirmed that the violation is for equipment (junk as classified in the regulations) being stored in an R-40 zone within 40 ft. of front setback requirements (Section 10.14). Board Member James Contino questioned if all the other residents in town who have large equipment on their property have been cited.

It was noted for the record that no public comment was received electronically, as instructed under the Public Hearing notice on the website regarding submissions of Public Comment.

Noted for the record: photos of the equipment in question that span the course of three years, were submitted for the record by Carl Brown and are in the file.

MINUTES
PUBLIC HEARING
ZONING BOARD OF APPEALS
LISBON TOWN HALL VIRTUAL PUBLIC HEARING
TUESDAY, AUGUST 25, 2020
Page 2 (con't)

Chairman Beck asked for public comment on the application. Andrew Zeeman, Applicant, of 38 Emerald Glen, Salem, Connecticut, and owner of the property of 29 McNeely Road, addressed the Board and noted for the record that he personally does not own an excavator. Mr. Zeeman voiced his opinion that the Zoning Enforcement Officer should not be issuing a cease and desist order now during a pandemic for a piece of equipment that has been on the property for over 3 years. Edward Sabukewicz of 31 McNeely Road addressed the Board. Mr. Sabukewicz is the neighbor who presently has his boat, car and a couple of garbage cans stored at 29 McNeely Road. He has had open communication with Mr. Zeeman since the day he began storing these items on Mr. Zeeman's property. Mr. Sabukewicz stated he keeps the property neat and keeps the grass cut. He also stated he keeps the property secure.

Chairman Beck asked if there is anyone else to speak for or against the cease & desist order. Edward Sabukewicz addressed the Board again stating he is against the cease & desist order and that it should not be imposed.

This public hearing was closed at 6:52 P.M.

Renee Williams

Renee Williams, clerk

APPROVED: _____

Steven M. Beck, Chairman

RECEIVED FOR RECORD AT LISBON

CT ON 09/01/2020 AT 10:25am
ATTEST. LAURIE TIROCCHI, TOWN CLERK

Marjorie Wakely, Asst