

MINUTES
PUBLIC HEARING
ZONING BOARD OF APPEALS
LISBON TOWN HALL
TUESDAY, JUNE 22, 2021
6:45 P.M.

The Zoning Board of Appeals held the following Public Hearing in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:45 P.M. on Tuesday, June 22, 2021:

1. Application #21-02 for Front Yard Setback Variance – Applicant, Tammy Eaton, 41 Bundy Hill Road, Assessor's Map/Block/Lot 08/084/0000, Vol/Pg 126/220. Seeking a Variance of Section 8.5 of the Zoning Regulations for a 30' variance from the 60' road setback requirement in the R-60 zone, to erect a 12' x 24' pre-fabricated garage.

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

MEMBERS ABSENT: Ronald Babbitt, James Contino (Alt)

The following Public Hearing was called to order by Chairman Steven Beck at 6:45 PM:

Application #21-02 for Front Yard Set Back Variance – Applicant, Tammy Eaton, 41 Bundy Hill Road, Assessor's Map/Block/Lot 08/084/0000, Vol/Pg 126/220. Seeking a Variance of Section 8.5 of the Zoning Regulations for a 30' variance from the 60' road setback requirement in the R-60 zone, to erect a 12' x 24' pre-fabricated garage.

The applicant, Tammy Eaton, was not present at this public hearing. The applicant's husband, Jeff Eaton, was present at the public hearing. Jeff Eaton made a statement that they are unable to place the pre-fabricated garage in the back of the house because they cannot drive behind the house. He stated there are underground power lines that run through the turn around on the west side of the property. Bundy Hill Tree Farm is located on the easterly side of the property. Leo MacDonald asked Mr. Eaton if he obtained letters from abutting neighbors signing off that they have no issue with the proposed location of the pre-fabricated garage. Mr. Eaton stated that he had not obtained any letters but had spoken to neighbors and they did not have any issues. One neighbor was hoping to attend this public hearing on the Eatons behalf but was unable to do so.

Board Clerk read into the record a Letter from Robert Adams, Chairman of the Lisbon Planning and Zoning Commission, to Steve Beck, Chairman of the Zoning Board of Appeals, dated June 2, 2021. The letter states the Planning and Zoning Commission is writing in response to the referral of ZBA Application #21-02 by Tammy Eaton, 41 Bundy Hill Road, requesting a front yard setback variance to allow a 30-foot front yard setback in the R-60 zone, to erect a 12' x 24' prefabricated garage. Please be advised that the Lisbon Planning and Zoning Commission reviewed the application and supporting materials at their June 1, 2021 meeting. This Commission finds no apparent hardship, and it appears that there are other areas of the property that would allow construction to conform to section 8.5 of the Zoning Regulations. The Commission respectfully requests that this letter be read into the record at the public hearing scheduled for June 22, 2021.

Chairman Beck asked if there is anyone to speak for or against the application, to which there was none.

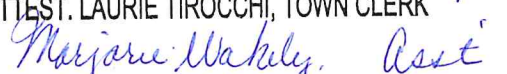
Chairman Beck asked for comment or questions from the Board, to which there was none.

Chairman Beck asked for public comment on the application, to which there was none.

This public hearing was closed at 6:53 P.M.


Renee Williams, clerk

APPROVED: _____
Steven M. Beck, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 06/29/2021 AT 2:40pm
ATTEST: LAURIE TIROCCHI, TOWN CLERK
 Asst