

MINUTES  
PUBLIC HEARING  
ZONING BOARD OF APPEALS  
LISBON TOWN HALL  
TUESDAY, OCTOBER 24, 2023  
6:30 P.M.

The Zoning Board of Appeals held the following Public Hearing in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, October 24, 2023:

6:30 P.M. - Application #23-02 Seeking a Variance of Section 8.5 (side-yard requirements) of the Zoning Regulations 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, Assessor's Office Map ID# 01/037/0000, Vol/Pg 171/314.

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

MEMBERS ABSENT: David Finch, James Contino (ALT)

The Public Hearing was called to order by Chairman Beck at 6:46 PM.

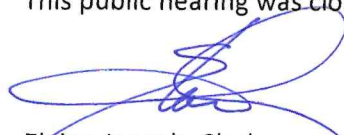
Chairman Beck requested that the public hearing notice be read into the record.

Chairman Beck noted that the Lisbon Planning and Zoning Commission had submitted a letter in regard to the application. He asked that it be read into the record. The letter is in the file and does not show support of an approval for granting the requested variance, citing the apparent ability to place the structure in a location supported by the zoning regulations. It is also noted for the record that a site walk was held at the property on October 14, 2023. The site walk minutes are part of the record and in the file.

The applicant, Ryan Pellegrini of 15 Nora Street, was present. He noted that in order to erect the 8' x 12' shed on his property and meet the setback requirements in the R-40 zone, he would have to erect it over the septic and leeching fields, which Uncas Health would not permit. He also noted that there is a very large tree in his yard, which helps to limit his options for a suitable location for the shed. Robert Johnson, 26 Amos Road, Preston, CT introduced himself as a family relative helping the applicant with the process. He stated that Uncas Health requires the structure to be at least five feet from the leeching fields, and that the safest spot is seven feet from the side-yard property line. He noted that this location would still allow emergency vehicles safe access between houses should it be required for them to do so.

Chairman Beck asked for anyone to speak in favor of the application, to which there was none. He then asked for anyone to speak in opposition to the application, to which there was none.

This public hearing was closed at 6:52 PM.



Elaine Joseph, Clerk

Approved \_\_\_\_\_  
Steven Beck, Chairman

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