

MINUTES  
PUBLIC HEARING  
ZONING BOARD OF APPEALS  
LISBON TOWN HALL  
TUESDAY, OCTOBER 24, 2017  
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, October 24, 2017:

1. 7:00 PM - Application for Appeal of Cease and Desist Order – Applicant, Hendels Lisbon, LLC, 114 River Road, Assessor's Map/Block/Lot 20/06/0000, Volume 158, Page 242, seeking relief of Cease and Desist Order for modifications made to a free standing sign in the BV-2 Zone.

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

MEMBERS ABSENT: Robert Chubka

The following public hearing was called to order at 7:00 PM:

Application for Appeal of Cease and Desist Order – Applicant, Hendels Lisbon, LLC, 114 River Road, Assessor's Map/Block/Lot 20/06/0000, Volume 158, Page 242, seeking relief of Cease and Desist Order for modifications made to a free standing sign in the BV-2 Zone.

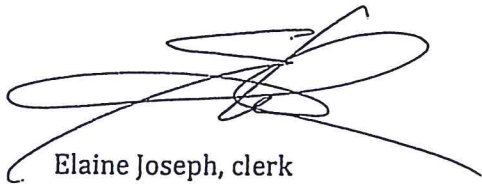
Attorney William McCoy of Heller, Heller and McCoy, 736 Route 32, Uncasville, Connecticut, was present to represent the applicant. He stated that the assessor's records were not up to date and that the cease and desist order went to the wrong company. He then went on to say that this is about the maintenance and replacement of a pre-existing, non-conforming sign. He stated there has always been a backlit sign at this location. The brightness of the current light with LED's is controlled by the light or darkness outside – the darker it is outside, the dimmer the lights. He then reiterated that this property's signage has always been a backlit sign, and reminded the Board members that the Zoning Enforcement Officer failed to notify the proper owner with the Cease and Desist order.

Carl Brown, Town of Lisbon Zoning Enforcement Officer, stated that our regulations do not currently address this new technology of LED lights. He can only give what the regulations will permit. With a non-conforming sign such as what was there, they can only replace it with like signage. Any changes would need to be brought before Planning and Zoning.

L. MacDonald stated that the regulations say that "signs should be externally lit". Atty. McCoy replied that it was a non-conforming sign to begin with. It has always been back lit, with the plastic shields with numbers. New technology is the same, as LED lights are internal. Mr. Brown then reminded the Board that within the town's regulations, something that is non-conforming may be maintained or replaced, so long as changes do not make it "more" non-conforming.

Chairman S. Beck asked for public comment, to which there was none.

This public hearing was closed at 7:10 P.M.



Elaine Joseph, clerk

APPROVED: \_\_\_\_\_  
Steven Beck, Chairman

RECEIVED FOR RECORD AT LISBON  
CT ON 10/26/17 AT 2:45pm  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
