

MINUTES
PUBLIC HEARING
ZONING BOARD OF APPEALS
LISBON TOWN HALL
TUESDAY, MARCH 8, 2015
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, March 9, 2016:

1. 7:00 PM - Application 16-01: Ted Lanis (Lagada, LLC – agent), seeking relief from Town of Lisbon Zoning Enforcement Officer's denial of Zoning Permit Z15-107, for the proposed use of property located at 16 River Road as a used car sales lot. Listed in the Assessor's records as Map #21, Lot Number 005-0000, Volume 161, page 76.

MEMBERS PRESENT: Steven Beck, Ronald Babbitt, Leo MacDonald, Robert Jencks, Frederick Kral,
Robert Chubka

MEMBERS ABSENT: Alternates: Kirk Miles, Richard

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

Application 16-01: Ted Lanis (Lagada, LLC – agent), seeking relief from Town of Lisbon Zoning Enforcement Officer's denial of Zoning Permit Z15-107, for the proposed use of property located at 16 River Road as a used car sales lot. Listed in the Assessor's records as Map #21, Lot Number 005-0000, Volume 161, page 76.

Attorney Stewart Norman, JR, 19 Slater Avenue, Jewett City, Connecticut 06351 was present to represent the applicant, Ted Lanis. He submitted a copy of the Ford Leasing Development Company map (item A). He stated the property is considered as continued, non-conforming use, and that the buildings are still set up for used cars, to make them fit to be sold. He also stated that the property has been consistently marketed for use in car sales (both new and used).

Attorney S. Norman then submitted for the record, a letter from the Town of Lisbon Zoning Enforcement Officer, Ben Hull, written in 2009 (item B), regarding ZEO's interpretation of the use of the property.

Attorney S. Norman stated that the applicant owns property abutting the property in question. He also stated that if the Board determines it as an on-going, non-conforming use, no text changes would be required. He further stated that the Board is aware of what the use of this property has been in the past and it should continue to be used in a manner of non-conforming use.

Chairman Steven Beck asked for Public Comment. George Williams of Dogwood Drive stood to speak in favor of it returning as a motor vehicle business. He stated the buildings are equipped with a lift, and there had also been a paint shop in the back.

Darin Butts of 280 South Burnham Highway stood to say that it should be used as a car dealership, and is in favor of the application.

Attorney S. Norman stated that the property has been used in non-conforming use since before the town's regulations were adopted. He stated that approximately 70% of cars on car lots are used and 30% are new.

MINUTES
PUBLIC HEARING
ZONING BOARD OF APPEALS
TUESDAY, MARCH 8, 2015
page 2. (cont)

This public hearing was closed at 7:18 PM.



Elaine Joseph, clerk

APPROVED: _____
Steven Beck, Chairman