

MINUTES
REGULAR MEETING
ZONING BOARD OF APPEALS
LISBON TOWN HALL
TUESDAY, MARCH 22, 2016
7:15 P.M.

1. Call to Order

The Regular Meeting of the Zoning Board of Appeals was called to order by Steven Beck, Chairman, at 7:15 pm.

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

MEMBERS ABSENT:

2. Reading of previous minutes:

A motion was made by L. MacDonald second by R. Babbitt to accept previous minutes of 2/23/2016 with the following correction: omit "Richard Strnad" as alternate.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

a. Profit & Loss Balance Sheet

4. Bills and action thereon –

a. Murtha Culina, \$66.00, dated 3/17/2016, inv#525140 re: 2/8/16 .3 hr conference call with C. Brown. Motion by R. Jencks second by R. Babbitt to deny. VOTE: UNANIMOUS MOTION CARRIED

b. Minuteman Press, \$110.45, dated 3/8/16, #96618. Motion by R. Jencks second L. MacDonald to pay. VOTE: UNANIMOUS MOTION CARRIED

5. Old Business –

a. Application – Ted Lanis – 16 River Road – Motion by R. Babbitt second L. MacDonald to approve the application.

VOTE:

R. BABBITT: YES, because letter dated 9/9/2009 stated town attorney concluded it could be used as such, and he does not see why there should be any change in that opinion.

L. MacDONALD: YES, it is clear to be a BV2 and our zoning regulations don't prohibit it in a BV2, and we have an opinion by the former ZEO's 9/9/2009 discussion with Town Counsel, saying they didn't see any prohibition on it.

R. JENCKS: YES, because of the letter, because the garage has been there forever, and the map is inconclusive.

F. KRAHL: YES, for reasons that were previously stated – the map is inconclusive, legal opinion identifies that the land can be used as such.

S. BECK: YES, because of the older letter and inconclusiveness of existing map, believes the assessor's street cards were wrongly annotated, and it is the proper use of the property.

MOTION CARRIED

6. New Business – NONE

7. Any other business which may come before the Board –

a. Motion by R. Jencks second F. Krahle to join the Connecticut Federation of Planning and Zoning Agencies. VOTE: L. MacDonald, NO; MOTION CARRIED

TOWN OF LISBON

PLANNING AND ZONING COMMISSION
ZONING BOARD OF APPEALS

**CERTIFICATE OF APPROVAL: GRANTING OF VARIANCE, SPECIAL PERMIT OR
SPECIAL EXCEPTION**

Owner of Records: Lagada, LLC

Applicant(s): Theodore Lanis

Regulation(s)
Varied/cited: _____

Variance/Special Permit GRANTED: Seeking relief of the 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.

APPROVED MARCH 22, 2016

Date Adopted: March 22, 2016 Petition Number: 16-01

The Connecticut General Statutes require that this certificate be recorded in the land records in the office of the Town Clerk and the statutory recording fee be paid before the variance or special permit shall be lawfully effective.

Certified



Steven M. Beck, Chairman

Received for Record: _____ at _____

Attest _____
Laurie J. Tirocchi Town Clerk
Town of Lisbon

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page 2 (cont)

8. Adjournment - Motion was made by L. MacDonald second by F. Krah1 to adjourn at 8:00 PM.

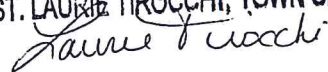
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

APPROVED: _____

Steven Beck, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 03/29/16 AT 9:50am
ATTEST. LAURIE TIROCCHI, TOWN CLERK




ZONING BOARD OF APPEALS
TOWN OF LISBON
1 Newent Road
Lisbon, Connecticut 06351

NOTICE OF DECISION

Town of Lisbon
Zoning Board of Appeals

At the regular meeting of the Town of Lisbon Zoning Board of Appeals held on Tuesday, March 22, 2016 the commission took the following action:

1. 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. APPROVED

Dated at Lisbon, Connecticut this 29th day of March, 2016.

Steven Beck, Chairman
Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON
CT ON 03/29/16 AT 9:50am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi