

MINUTES
REGULAR MEETING
ZONING BOARD OF APPEALS
LISBON TOWN HALL
TUESDAY, JULY 23, 2019
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 7:17 p.m.

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

MEMBERS ABSENT: Kirk Miles (Alt), Robert Chubka (Alt)

2. Reading of previous minutes:

A motion was made by R. Babbitt second by R. Jencks to approve the previous minutes of 12/18/18 as mailed.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Memo, The Lisbon Quarterly Newsletter, Submissions due August 28, 2019.
- b. Copy of Memo regarding Road Closure of Town House Road from June 24 – August 23, 2019 from 7:30 am-3:30 pm.
- c. Flyer, Lisbon Farmers Market open every Thursday (except July 4th) through September 19th from 3:30-6:30 pm at Lisbon Meadows Park.
- d. Newsletter, Connecticut Federation of Planning and Zoning Agencies Quarterly, Spring 2019
- e. Copy, Letter, from Thomas W. Sparkman, First Selectman, regarding Americans with Disabilities Act Policy Statement and Elaine Joseph as assigned Town's ADA Coordinator.
- f. Copy, Water Pollution Control Authority Minutes, 1/3/19, regarding Kenneth Robb, Chairman, asking to be notified when a change of use goes through for an entity tied into the sewer system.
- g. Copy, Memo, from Mike Zelasky, Chairman of the Board of Finance, regarding the Board of Finance's approval of ZBA request for a \$1500.00 Line Item Transfer to Zoning Board of Appeals Supplies and Expenses (51850).
- h. Profit & Loss Statements, January – June 2019. Balance as of June 19, 2019: \$1,225.27

4. Bills and action thereon

- a. Connecticut Federation of Planning & Zoning Agencies, \$110.00, dated 3/1/19 re: Membership Dues through March 31, 2020. Motion by S. Beck second by F. Kral, III to table until next meeting.

VOTE: UNANIMOUS, MOTION CARRIED

5. Old Business - NONE

6. New Business – NONE

APPLICATION
ZONING BOARD OF APPEALS

Town of Lisbon

APPEAL NUMBER: 19-01

LOCATION APPROVAL

DATE FILED: 7/22/2019

1. I/We hereby appeal to the Town of Lisbon Zoning Board of Appeals from the decision of the Planning and Zoning Commission and/or the Zoning Enforcement Officer whereby ___ it ___ he ___ granted ___ denied an application to

(A) ☒ USE ___ ERECT ___ ALTER ___ ADD TO ___ OCCUPY ___ OTHER
B. ___ LAND ONLY ___ STRUCTURE OR BUILDING ___ OTHER
C. FOR USE AS: ___ FAMILY RESIDENCE ___ BUSINESS ___ INDUSTRY
___ ACCESSORY BUILDING ___ OTHER

2. Location of affected premises: LOT NUMBER 16 River Rd
TITLE OF SUBDIVISION MAP _____ R- 40 60 80 ZONE
ASSESSOR'S MAP NUMBER 21/005/0000 LOCATED ON THE _____ SIDE
OF _____ STREET _____ FEET DISTANT FROM
THE INTERSECTION OF Property Owner: Lagada LLC (Ted Lanis)

Business: Owner Jody - Peter Adelo Address 39 119 NORWICH
Applicant Pete's Auto Lisbon LLC Address NORTH MAIN - 06360
Lessee _____ Address 860-892-9522 - SH02
Agent _____ Address 860-256-5068 Cell
Petesautosales11c@gmail.com

3. PREVIOUS APPEALS have been made with respect to this property as follows:
Application Number(s) 15-02 Date(s) APPROVED 3/22/2016
variance Filed: 11/6/2015
4. This appeal relates to: ___ USE ___ AREA ___ YARD DIMENSIONS ___ HEIGHT
___ STREET FRONTAGE ___ NUMBER OF FAMILY UNITS ___ OTHER
DESCRIBE BRIEFLY _____

5. VARIANCE of the following Section of the Zoning Regulations is requested:

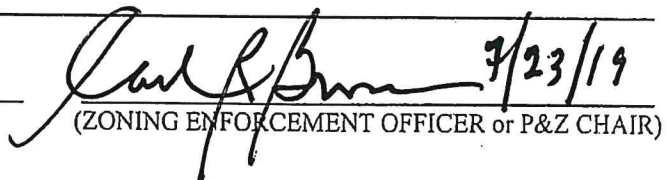
A. Strict application of the regulations would produce UNDUE HARDSHIP because:

B. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because:

C. The variance would change the CHARACTER OF THE NEIGHBORHOOD because:

6. The ISSUANCE OF PERMIT NO. _____ for the above named premises by the Building Inspector is
APPEALED because: _____


(APPLICANT/AGENT)


(ZONING ENFORCEMENT OFFICER or P&Z CHAIR) 7/23/19


TOWN OF LISBON
ZONING BOARD OF APPEALS

NOTICE OF CERTIFICATE OF APPROVAL OF LOCATION

This is to certify that on July 23, 2019, the Zoning Board of Appeals of the Town of Lisbon
Granted Petition Number 19-01 in accordance with the provisions of section 16 of the Lisbon Zoning
Regulations as follows:

1. Owner of Record: Ted Lanis, Lagada, LLC, 12 Lovers Lane, East Lyme, CT 06333
2. Applicant: Peter Oddo, Pete's Auto Lisbon, LLC, 119 North Main Street, Norwich, CT 06360
3. Description of premises including street address, map, block and lot(s): 16 River Road, Lisbon, CT 06351 / Assessor's Map/Block/Lot 21/005/0000
4. Location approval granted for the following: Automobile Dealer's or Repairer's License

Date: July 25, 2019


By: _____
Steven M. Beck, Chairman
Lisbon Zoning Board of Appeals

NOTE: The Lisbon Zoning Regulations require that this NOTICE be recorded in the Land Records of the Town of Lisbon located in the office of the Town Clerk and indexed as required.

Received for Record _____ at _____

Attest: _____

Lisbon Town Clerk

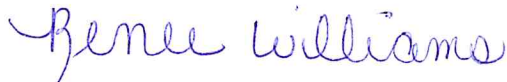
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7. Any other business which may come before the Board –
- a. Location Approval – 16 River Road. Peter Oddo of Pete's Auto Lisbon LLC was present. Chairman Beck asked for comment or questions from the Board, to which there was none. It should be noted for the record that this Application has been given #19-01 Motion by R. Jencks second by F. Kral, III to Approve the Dealer's or Repairer's License location at 16 River Road, Lisbon (Pete's Auto Lisbon, LLC).

VOTE: UNANIMOUS, MOTION CARRIED

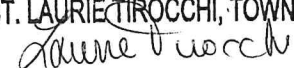
8. Adjournment – Motion by L. MacDonald second by F. Krall, III to adjourn at 7:33 p.m.

VOTE: UNANIMOUS, MOTION CARRIED



Renee Williams, clerk

APPROVED: _____
Steven M. Beck, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 7/26/2019 AT 9:15am
ATTEST. LAURIE TIROCCHI, TOWN CLERK




TOWN OF LISBON

INCORPORATED 1786

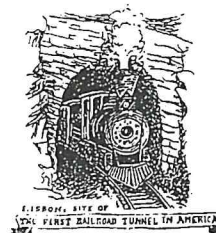
ZONING BOARD OF APPEALS

1 NEWENT ROAD

LISBON, CONNECTICUT 06351

TEL. 860-376-3400

FAX 860-376-6545



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, July 23, 2019, the Commission took the following action:

Application #19-01 for Location Approval of Automobile Dealer's or Repairer's License
– Applicant, Peter Oddo, Pete's Auto Lisbon, LLC, 16 River Road. APPROVED

Dated at Lisbon, Connecticut this 26th day of July, 2019.

Steven Beck, Chairman
Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON
CT ON 7/26/2019 AT 9:15am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tiocchi