

MINUTES
PUBLIC HEARING
ZONING BOARD OF APPEALS
LISBON TOWN HALL
TUESDAY, FEBRUARY 24, 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, February 24, 2015:

1. 7:00 PM - Application 15-01: Michelle Allyn (Homes "R" Us, LLC – agent), Map #12 Lot Number 096, Volume 121, page 967 (40 Rex Road), seeking variance of Sections 8 and 9 of the Zoning Regulations to replace a burned home on a non-conforming lot.

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

MEMBERS ABSENT: Frederick Kral. Alternates: Richard Strnad, Robert Chubka

OTHERS PRESENT: Carl Brown, Town of Lisbon, Zoning Enforcement Officer/Building Inspector

The following public hearing was called to order at 7:04 PM:

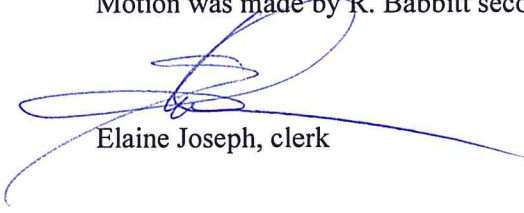
Application 15-01: Michelle Allyn (Homes "R" Us, LLC – agent), Map #12 Lot Number 096, Volume 121, page 967 (40 Rex Road), seeking variance of Sections 8 and 9 of the Zoning Regulations to replace a burned home on a non-conforming lot.

John Dempsey of Homes "R" Us, 93 North Burnham Highway, was present to represent his daughter, Michelle Allyn, 40 Rex Road (also present). Mr. Dempsey stated for the record that his daughter's house burned down in October 2014. He stated that originally, they wanted to replace it with a sprawling ranch 500 square feet larger than what the original house was, because it is a corner lot and from either direction, the house would not look over-sized. He stated that plan was now off the table and instead, their plans are to build a raised ranch with the same footprint as the original house. He stated that Al Gosslein, Town Sanitarian, was "ok" with the additional 500 square foot plans that they have since decided against. Mr. Dempsey handed over two letters from neighbors in support of the building of the new house to the Commission, which were read into the record by Steven Beck, Chairman (see file).

Chairman Beck asked if there was anyone present to speak in favor of the application, to which there was none. He then asked if there was anyone present to speak in opposition to the application, to which there was none. Carl Brown, Lisbon Zoning enforcement Official and Building Inspector, asked if the current design was, in fact, the same footprint as the original house. Mr. Dempsey replied that the original house was 26' x 53'. The new house is to be 28' x 50' with the overhang, but what is in the ground is 26' x 50', shadow print being the 28' x 50'.

Carl Brown stated he believes the definition of footprint includes the shadow print. Mr. Dempsey stated that the definition of footprint is what is in the ground and does not include the shadow print, unless there were pillars present.

Motion was made by R. Babbitt second R. Jencks to close this public hearing at 7:15 PM.


Elaine Joseph, clerk

APPROVED: _____
Steven Beck, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 03/02/2015 AT 12:00pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
