



**TOWN OF LEBANON  
ZONING BOARD OF APPEALS  
SPECIAL MEETING  
PUBLIC HEARING**

**Lebanon Town Hall  
Downstairs Conference Room  
579 Exeter Road, Lebanon, CT**

**Thursday, March 17, 2022  
7:00 p.m.**

**AGENDA**

- 1) Call to Order
- 2) Public Hearings:
  - a) **#ZBA-22-1:** Niantic Bay Group LLC, 1967 N. Rosehue Path, Hernando, Florida, 34442 (applicant), Michael McMahon, PO Box 1198, Southwick, MA, 01077 (owner), for property at Deepwood Drive, Assessors Map 105, Lot 102. Variance from Section 5.2 to reduce the front yard setback on West Island Beach Road from 25 feet required to 19 feet requested for new residential home construction.
  - b) **#ZBA-22-2:** Michael & Ann Buchas, 500 Deepwood Drive, Lebanon, CT, 06249 (owners), Assessors Map 105, Lot 174. Variance from Section 5.2 to reduce the side yard setback from 10 feet required to, to 2.9 feet AND Section 4.6(b)(4) to increase the imperious coverage from 20 percent required to 30 percent requested for construction of an addition.
- 3) Adjournment

Respectfully Submitted,  
Holli E. Smith, Recording Secretary



**TOWN OF LEBANON  
ZONING BOARD OF APPEALS  
REGULAR MEETING**

**Lebanon Town Hall  
Downstairs Conference Room  
579 Exeter Road, Lebanon, CT**

**Thursday, March 17, 2022  
7:00 p.m.**

**(immediately following public hearings)**

**AGENDA**

- 1) Call to Order
- 2) Discuss/Act on Public Hearing Item:
  - c) **#ZBA-22-1:** Niantic Bay Group LLC, 1967 N. Rosehue Path, Hernando, Florida, 34442 (applicant), Michael McMahon, PO Box 1198, Southwick, MA, 01077 (owner), for property at Deepwood Drive, Assessors Map 105, Lot 102. Variance from Section 5.2 to reduce the front yard setback on West Island Beach Road from 25 feet required to 19 feet requested for new residential home construction.
  - d) **#ZBA-22-2:** Michael & Ann Buchas, 500 Deepwood Drive, Lebanon, CT, 06249 (owners), Assessors Map 105, Lot 174. Variance from Section 5.2 to reduce the side yard setback from 10 feet required to, to 2.9 feet AND Section 4.6(b)(4) to increase the imperious coverage from 20 percent required to 30 percent requested for construction of an addition.
- 3) Approval of Minutes:
  - a) December 16, 2021 Regular Meeting Minutes
- 4) Old Business
- 5) New Business
- 6) Bills
- 7) Correspondence
- 8) Adjournment

Respectfully Submitted,  
Holli E. Smith, Recording Secretary