

**TOWN OF LEBANON  
ZONING BOARD OF APPEALS**

Thursday, December 15, 2022 ~ 7:00 p.m.

**SPECIAL MEETING / PUBLIC HEARING  
Lebanon Town Hall**

**MINUTES**

PRESENT: David Geligoff, Chairman  
Donna Skaats, Vice Chairman  
Keith Sczurek  
Michael Ninteau, Alternate  
John Noblet, Alternate  
ABSENT: Mark DeCaprio  
Eilleen Weinsteiniger  
P. Ziel, Alt.

- 1) Call to Order:  
Chairman Geligoff called the December 15, 2022, Special Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:01 p.m. He read the legal notice into the hearing record and introduced the members of the board. Mr. Ninteau was seated for Ms. Weinsteiniger and Mr. Noblet was seated for Mr. DeCaprio.
- 2) Public hearing for the following:
  - a) **#ZBA-22-6:** Riley & Sandra Leppo, 32 Lakeview Heights, Lebanon, CT, 06249 (owners), for property at 444 Deepwood Drive, Assessors Map 105, Lot 190. Variance from Section 5.2 to construct dormer additions within existing structure within the 75 feet setback from the lake.

Chairman Geligoff entered the following exhibits into the hearing record:

- a) Legal Notice; b) Two-page application; c) Copy of deed; d) Assessors Street Card, Map 105, Lot 190; e) Assessors Map 105, Lot 190 f) Abutter's List; g) Site plan dated May 25, 2022, prepared by Dutch and Associates Land Surveyors, 392 South Main Street, Colchester, CT;
- h) proposed plan elevation views 3-pages; i) Existing floor plan (first floor); j) Proposed floor plan (second floor); k) Certified mail receipts, return receipt cards (collectively).

Riley Leppo and Sandra Leppo owners, were both sworn in to speak on the application. Mr. Leppo distributed copies of a packet of pictures he assembled for the members. Mr. Geligoff entered this into the record and labeled exhibit 'L'.

Mr. Leppo described the residential structure classified by town records as a two-bedroom A-frame dwelling with first floor and upstairs loft. In the loft, ceiling height does not allow a tall person to stand up straight. Access to the loft is by an unsafe spiral staircase. He would like to add dormers which would allow adequate headroom in the loft and to add a functional code compliant staircase up to the second floor. The rafters within the existing roof system, have been heavily damaged by animals and would need to be removed, regardless of the type of construction that takes place. The roof peak will not be increased any higher than the existing peak of 22 feet.

Mr. Leppo noted that previously a similar application to add dormers, for property at 44 Deepwood Drive in the lake district, was approved by this Board within the last year or so.

Board members discussed the following:

- 1) The existing roof peak would remain the same.
- 2) The existing hazardous spiral staircase would be removed and replaced with a code compliant staircase.
- 3) The animal and health related issues would be resolved with the renovations.

There was no further discussion and no one else present to speak either in favor or in opposition to the application.

Chairman Geligoff read the notice regarding the appeal of decision according to the Connecticut General Statutes Sec. 8-8. He stated that he anticipated that the board will discuss the application at the regular meeting following the public hearing, but that no further comments can be made.

**3) Adjournment:**

Ms. Skaats made a motion, seconded by Mr. Nintean, to close the special meeting and public hearing. Motion was approved unanimously, and the meeting was adjourned at 7:24 p.m.

Respectfully Submitted,  
Holli E. Smith, Recording Secretary  
December 21, 2022

*Please see minutes of subsequent meetings for approval of these minutes and any corrections hereto.*

**TOWN OF LEBANON  
ZONING BOARD OF APPEALS**

Thursday, December 15, 2022 ~ 7:00 p.m.

**REGULAR MEETING  
Lebanon Town Hall**

**MINUTES**

PRESENT: David Geligoff, Chairman  
Donna Skaats, Vice Chairman  
Keith Sczurek  
Michael Ninteau, Alternate  
John Noblet, Alternate  
ABSENT: Mark DeCaprio  
Eilleen Weinsteiniger  
P. Ziel, Alt.

1) Call to Order:  
Chairman Geligoff called the December 15, 2022, regular meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:26 p.m. Mr. Ninteau was seated for Ms. Weinsteiniger and Mr. Noblet was seated for Mr. DeCaprio.

2) Discuss and Act on Public Hearing:

a) **#ZBA-22-6:** Riley & Sandra Leppo, 32 Lakeview Heights, Lebanon, CT, 06249 (owners), for property at 444 Deepwood Drive, Assessors Map 105, Lot 190. Variance from Section 5.2 to construct dormer additions within existing structure within the 75 feet setback from the lake.

It was the consensus of the Board that although this application technically has no hardship, the footprint is not being changed in any way, the roof peak is not being increased and there is no conflict with the zoning regulations.

b) **A motion to approve application ZBA-22-6, variance from Section 5.2 to construct dormer additions within existing structure within the 75 feet setback from the lake, made by K. Sczurek, seconded by J. Noblet.**  
**Vote: In favor (5) Geligoff, Skaats, Sczurek, Ninteau, Noblet.**  
**In opposition (0). Application unanimously approved.**

- 3) Approval of Minutes of Previous Meetings:
  - a) Mr. Ninteau, made a motion, seconded by Ms. Skaats, to approve the April 21, 2022 ZBA Special Meeting Minutes as presented. Motion unanimously approved.
  - b) Mr. Sczurek made a motion, seconded by Mr. Ninteau, to approve the April 21, 2022 ZBA Regular Meeting Minutes as presented. Motion unanimously approved.
- 4) Old Business: None.
- 5) New Business:
  - a) Mr. Ninteau made a motion to approve the 2023 Zoning Board of Appeals Calendar of Meeting Dates, seconded by Ms. Skaats. Motion unanimously approved.
  - b) Ms. Skaats made a motion, seconded by Mr. Noblet, to approve the Zoning Board of Appeals Fiscal Year 2023/2024 Budget, not to exceed \$5,000 and to include a new line item named 'Education'. Motion unanimously approved.
  - c) Discuss adding 'Definition of Hardship' to zoning regulations. Discussed by members, no action taken.
- 6) Bills:

Mr. Ninteau made a motion to pay billing invoice #118891 in the amount of \$24.00 to Recognition Products, seconded by Mr. Noblet. Motion unanimously approved.
- 7) Correspondence:

CFPZA letters on file.
- 8) Adjournment:

With no further business, Ms. Skaats made a motion to adjourn, Mr. Ninteau seconded. Motion unanimously approved and meeting adjourned at 7.52 p.m.

Respectfully Submitted,  
Holli E. Smith, Recording Secretary  
December 21, 2022

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