

**TOWN OF LEBANON**  
**ZONING BOARD OF APPEALS**  
Thursday, April 21, 2016 ~ 7:00 p.m.

**SPECIAL MEETING**  
**MINUTES**

PRESENT: Michael Ninteau (Acting Chairman)  
Kenyon Gardner  
Keith Sczurek  
Jerome Walsh, Alt.

ABSENT: David Geligoff, Kathy Dunnet, Alt., Donna Skaats, Alt.

ALSO PRESENT: Cheryl Straub, Court Stenographer  
Holli Pianka, Recording Secretary

**1) Call to Order:**

Vice Chairman Michael Ninteau (Acting Chairman) called the April 21, 2016, Special Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:01 p.m. Alternate member Jerome Walsh was seated as regular voting member. Vice Chairman Ninteau read the legal notice.

**2) Public Hearing for the following:**

- a) **#ZBA-16-5257:** Peter J. Springsteel Architect LLC, 105 Starr Street, Mystic, CT, 06355, applicant, Jennifer Granger & Kevin Kowalyshyn, P.O. Box 44, Andover, CT, 06232, owners, for property at 258 Lakeside Drive, Assessors Map 107, Lot 23. Request variance to replace existing one-story single family dwelling with two-story dwelling in same location.

Vice Chairman Ninteau entered the following exhibits into the hearing record: a) Legal Notice; b) Two-page application; c) Copy of the property description; d) Assessors Street Card Map 107, Lot 23; e) Assessors Map 107, Lot 23; f) Abutters list; g) Red Cedar Lake LOMA Certificates; h) Building plans; i) Plot plan dated 1/1/16; prepared by Thomas J. Benoit, Land Surveyor, Lebanon, CT; j) Certified mail receipts and return receipt cards (collectively).

An email was received from abutting owners Patricia and David Flynn, 252 Lakeside Drive, Lebanon, CT, in favor of the application. Vice Chairman Ninteau read the letter into the hearing record and labeled exhibit 'K'.

Peter Springsteel, Architect, Mystic, CT (applicant), was sworn in to speak on behalf of the owner.

Mr. Springsteel submitted two photographs of the existing property that were entered into the record and labeled exhibit 'L'. He stated that the

existing structure would be removed and a new structure would be built on the same footprint. He indicated that the proposed plan would bring the property more into conformity by sliding the existing footprint, currently 9.2 feet from the side property line, to the required 10 foot side yard setback. He stated that an unusual hardship of the land exists with the property being so close to the lake front and that the septic system is located in the driveway. He also stated that he had previously spoken to the Health Department who gave him a verbal approval of the plan as long as there was no square footage increase of the existing footprint. He clarified that the plan eliminates an overhang on one side of the house while adding a covered canopy at the front door, leaving the square footage unchanged.

Mr. Gardner was concerned that the septic location appears to be problematic and would like to see documentation from the Health Department that they approved the proposed plan.

Doreen Nablo, 260 Lakeside Drive, abutting property owner, was sworn in and spoke in favor of the application.

Jennifer Granger, owner, was sworn in and stated that she will contact the sanitarian to provide documentation requested.

A request was made by the owner, Mr. Kowalyshyn, to continue the public hearing to the next scheduled meeting in order to provide additional information to the board. There were no other comments from the audience.

**Jerome Walsh, made a motion, seconded by Mr. Gardner, to continue the public hearing for application #ZBA-16-5257 to the next regular scheduled meeting, May 19, 2016. Motion unanimously approved.**

### **3) Adjournment:**

Mr. Sczurek made a motion to adjourn the special meeting, seconded by Mr. Walsh. Motion unanimously approved and the meeting adjourned at 7:40 p.m.

Holli E. Pianka, Recording Secretary  
April 28, 2016

*(Minutes are unapproved as of transcription date.)*

**TOWN OF LEBANON**  
**ZONING BOARD OF APPEALS**  
Thursday, April 21, 2016 ~ 7:00 p.m.

**REGULAR MEETING**  
**MINUTES**

PRESENT: Michael Nintean (Acting Chairman)  
Kenyon Gardner  
Keith Sczurek  
Jerome Walsh, Alt.

ABSENT: David Geligoff, Kathy Dunnet, Alt., Donna Skaats, Alt.  
ALSO PRESENT: Holli Pianka, Recording Secretary

**1) Call to Order:**

Vice Chairman Nintean called the April 21, 2016, regular meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:40 p.m.

**2) Discuss and Act on Public Hearings:**

- a) **#ZBA-16-5257:** Peter J. Springsteel Architect LLC, 105 Starr Street, Mystic, CT, 06355, applicant, Jennifer Granger & Kevin Kowalyshyn, P.O. Box 44, Andover, CT, 06232, owners, for property at 258 Lakeside Drive, Assessors Map 107, Lot 23. Request variance to replace existing one-story single family dwelling with two-story dwelling in same location

The public hearing was continued to the next regularly scheduled meeting on May 19, 2016, 7:00 p.m.

**3) Approval of Minutes of Previous Meetings:**

- a) Mr. Sczurek made a motion to approve the February 18, 2016 Special Meeting Minutes, Mr. Gardner seconded, and the Board unanimously voted to approve the minutes as presented. Motion unanimously approved.
- b) Mr. Gardner made a motion to approve the February 18, 2016, Special Meeting Minutes, Mr. Sczurek seconded, and the Board unanimously voted to approve the minutes as presented. Motion unanimously approved.

**4) Old Business:** None.

**5) New Business:** None.

**6) Bills:** None.

**7) Correspondence:** CFPZA newsletter on file.

**8) Adjournment:**

With no further business, Mr. Gardner made a motion to adjourn, Mr. Walsh seconded. Motion unanimously approved and meeting adjourned at 7:43 p.m.

Holli E. Piana, Recording Secretary

April 28, 2016

*(Minutes are unapproved as of transcription date.)*