

**TOWN OF LEBANON
ZONING BOARD OF APPEALS**
Thursday, August 18, 2011 ~ 7:00 p.m.

SPECIAL MEETING

MINUTES

PRESENT: Jeffrey Walsh, Chairman
Kenyon Gardner
Joyce Godere
Alicia Wayland
Lawrence Crowley, Alt.

ABSENT: Donald Anderson
Jerome Walsh, Alt.

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

1) Call to Order:

Chairman Walsh called the August 18, 2011, Special Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:08 p.m. He then read the public hearing legal notice. Mr. Crowley was seated for this meeting.

2) Public Hearing for the following:

#ZBA-11-702– Steve Loeser, owner, 53 Briggs Road, Lebanon, CT, 06249, Assessors Map 232, Lot 10. Variance from Zoning Section 5.2 to reduce side yard setback from 25 ft. required to 21 ft. requested for construction of a garage.

Chairman Walsh entered the following exhibits into the hearing record:

a) Two-page application; b) Copy of deed; c) Assessor's Street Card Map 232, Lot 10; d) Assessor Map 232; e) Abutter's list; f) Plot plan dated 7/16/11 by T.J. Benoit, Land Surveyor, Lebanon, CT; g) Certified mail receipts and return receipt cards (collectively).

Steve Loeser, owner, was present. David Lenkiewicz, 37 Bascom Road, Lebanon, CT, who was present on behalf of the owner, was sworn in. Mr. Lenkiewicz stated the owner has requested a four foot variance of the side yard setback for construction of a one-story wood framed garage, carriage style roof and loft storage, with one corner of the garage encroaching on the required setback. He stated no heat or plumbing would ever be installed in the attic area. The main reason for the

request is to allow ample room for vehicle backing and turnaround area. Mr. Lenkiewicz submitted a proposed elevation view plan and Chairman Walsh labeled this exhibit "H". There was no one in the audience speaking in favor or against the application.

#ZBA-11-703 – Anthony Lupinacci, owner, 6 Elyse Lane, Lebanon, CT, 06249, Assessors Map 107, Lot 61. Variance from Zoning Section 5.2 to reduce setback from the lake edge from 75 ft. required to 38 ft. requested for construction of an enclosed porch

Chairman Walsh entered the following exhibits into the hearing record:

a) Two-page application; b) Copy of deed; c) Assessor's Street Card Map 107, Lot 61; d) Assessor Map 107; e) Abutter's list; f) Record of Decision dated March 15, 2001 for original deck; g) Building plans, existing and proposed; h) Plot plan; i) Photographs of existing deck; j) Certified mail receipts and return receipt cards (collectively).

Anthony Lupinacci, owner, was present and sworn in. He is requesting to enclose the existing second story porch with a two-foot knee wall, windows and doors for safety reasons and to be able to utilize the porch during rainy weather. He stated that no heat or plumbing currently exist in the porch area, nor would they be installed in this area. Electrical does supply ceiling fans on the porch and he would like to install outlets for lights. This is a seasonal property bordering the State forest and is the last house on Elyse Lane in the cove area.

Mr. Marchese, abutting neighbor spoke in favor of the application. There was no one else present in the audience to speak in favor of or against the application.

3) Adjournment:

With no further discussion, Ms. Wayland made a motion to adjourn, Ms. Godere seconded, and the Board unanimously voted to adjourn the public hearing at 7:25 p.m. Chairman Walsh read the Record of Decision procedures according to the Connecticut General Statutes.

Holli E. Pianka, Recording Secretary
August 24, 2011

(Minutes are unapproved as of transcription date.)

**TOWN OF LEBANON
ZONING BOARD OF APPEALS**
Thursday, August 18, 2011 ~ 7:00 p.m.

REGULAR MEETING

MINUTES

PRESENT: Jeffrey Walsh, Chairman
Kenyon Gardner
Joyce Godere
Alicia Wayland
Lawrence Crowley, Alt.

ABSENT: Donald Anderson, Alt.
Jerome Walsh, Alt.

ALSO PRESENT: Holli Pianka, Recording Secretary

1) Call to Order:

Chairman Walsh called the August 18, 2011, Regular Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:27 p.m.

2) Discuss and Act on Public Hearings:

#ZBA-11-702– Steve Loeser, owner, 53 Briggs Road, Lebanon, CT, 06249, Assessors Map 232, Lot 10. Variance from Zoning Section 5.2 to reduce side yard setback from 25 ft. required to 21 ft. requested for construction of a garage.

Ms. Wayland made a motion to approve, Ms. Godere seconded, and the Board voted unanimously to approve application #ZBA-11-702.

#ZBA-11-703 – Anthony Lupinacci, owner, 6 Elyse Lane, Lebanon, CT, 06249, Assessors Map 107, Lot 61. Variance from Zoning Section 5.2 to reduce setback from the lake edge from 75 ft. required to 38 ft. requested for construction of an enclosed porch.

Ms. Wayland made a motion to approve, Ms. Godere seconded, and the Board voted unanimously to approve application ZBA-11-703 with the following conditions: 1) The porch to be constructed and maintained as a seasonal enclosed porch with no heat or plumbing.

3) Approval of Minutes of Previous Meetings:

- a) July 21, 2011 ~Special Meeting Minutes
Ms. Godere motioned, Ms. Wayland seconded, and the Board unanimously voted to approve the minutes as presented. Abstained: L. Crowley.
- b) July 21, 2011 ~Regular Meeting Minutes
Chairman Walsh made a motion to approve, Ms. Godere seconded, and the Board unanimously voted to approve the minutes as presented.
Abstained: L. Crowley.

4) Old Business: None.

5) New Business:

- a) Nominate and appoint ZBA Vice Chairman.
Ms. Wayland elected Ms. Godere for the position of Vice Chairman,
Mr. Gardner seconded. **Vote: Approved unanimously.**

6) Bills:

- a) Murtha Cullina LLP, Invoice #428896, \$405.00 (Tine Appeal)

Ms. Wayland motioned, Ms. Godere seconded, and the Board unanimously voted approval for payment of bills in the amount of \$405.00.

7) Correspondence: CFPZA Summer Newsletter.

8) Adjournment:

With no further business, Ms. Wayland made a motion to adjourn, Mr. Gardner seconded, and the Board unanimously voted to adjourn the meeting at 7:40 p.m.

Holli E. Pianka, Recording Secretary
August 24, 2011

(Minutes are unapproved as of transcription date.)