

**TOWN OF LEBANON
ZONING BOARD OF APPEALS**
Thursday, July 21, 2011 ~ 7:00 p.m.

SPECIAL MEETING

MINUTES

PRESENT: Jeffrey Walsh, Chairman
Kenyon Gardner (7:19 p.m.)
Joyce Godere
Alicia Wayland
Donald Anderson, Alt.
Jerome Walsh, Alt.

ABSENT: Lawrence Crowley, Alt.

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

1) Call to Order:

Chairman Walsh called the July 21, 2011, Special Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:05 p.m. He then read the public hearing legal notice. Don Anderson and Jodi Walsh were seated for this meeting.

2) Public Hearing for the following:

#ZBA-11-648 – Ellen Grabber Meseroll, 2067 Exeter Road, Lebanon, CT 06249, owner, Assessors Map 240, Lot 3. Variance from Zoning Section 5.2 to reduce front yard setback 50 ft. required to 47 ft. requested for construction of an addition.

Chairman Walsh entered the following exhibits into the hearing record:

a) Two-page application; b) Copy of deed; c) Building and floor plan; d) Assessor's Street Card Map 240, Lot 3; e) Assessor Map 240, Lot 3; f) Plot plan showing proposed addition; G) Certified mail receipts and return receipt cards (collectively).

Ms. Meseroll, owner, was present. Mark Reynolds, P.E., 68 Bogg Lane, Lebanon, CT, speaking on behalf of the applicant, was sworn into the record. He stated that the existing house falls just within the 50 foot front setback. The proposed layout of the addition includes utilizing an existing interior chimney which is central to the addition/office floorplan, causing a two foot encroachment of the required setback. The property crosses the towns of Hebron and Lebanon and the Town of Hebron Sanitarian has deferred the application to Town of Lebanon. Soil testing has taken place for a suitable reserve area.

3) Adjournment:

There was no one present in the audience to speak in favor of or against the application. With no further discussion, Ms. Wayland made a motion to adjourn, Mr. Anderson seconded, and the Board unanimously voted to adjourn the meeting at 7:20 p.m. Chairman Walsh read the Record of Decision procedures according to the Connecticut General Statutes.

Holli E. Pianka, Recording Secretary
July 27, 2011

(Minutes are unapproved as of transcription date.)

**TOWN OF LEBANON
ZONING BOARD OF APPEALS**
Thursday, July 21, 2011 ~ 7:00 p.m.

REGULAR MEETING

MINUTES

PRESENT: Jeffrey Walsh, Chairman
Kenyon Gardner
Joyce Godere
Alicia Wayland
Donald Anderson, Alt.
Jerome Walsh, Alt.

ABSENT: Lawrence Crowley, Alt.

ALSO PRESENT: Holli Pianka, Recording Secretary

1) Call to Order:

Chairman Walsh called the July 21, 2011, Regular Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:23 p.m.

2) Discuss and Act on Public Hearings:

#ZBA-11-648 – Ellen Grabber Meseroll, 2067 Exeter Road, Lebanon, CT 06249, owner, Assessors Map 240, Lot 3. Variance from Zoning Section 5.2 to reduce front yard setback 50 ft. required to 47 ft. requested for construction of an addition.

After a brief discussion, the consensus was that this was minimal intrusion into the setback and the Board cited no impact on the Town's overall plan of development. Ms. Wayland made a motion to approve, Ms. Godere seconded, and the Board unanimously voted to grant approval for application #ZBA-11-648. The sign was returned and the \$40.00 sign deposit check was returned to Ms. Meseroll.

3) Approval of Minutes of Previous Meetings:

- a) March 17, 2011 ~Special Meeting Minutes
Ms. Wayland motioned, Mr. Anderson seconded, and the Board unanimously voted to approve the minutes as presented.
- b) March 17, 2011 ~Regular Meeting Minutes
Mr. Anderson made a motion to approve, Mr. Walsh seconded, and the Board unanimously voted to approve the minutes with the following correction: Delete Item #7 (duplicate paragraph), should read no correspondence.

4) Old Business: None.

5) New Business: None.

6) Bills:

- a) Murtha Cullina LLP, Invoice #421508, \$2,005.00, Invoice #423937, \$360.00;
Invoice #425109, \$882.50; Invoice #427241, \$90.00 (Tine appeal)

Ms. Wayland motioned, Ms. Godere seconded, and the Board unanimously voted approval for payment of bills in the amount of \$3,337.50.

7) Correspondence: None.

8) Adjournment:

With no further business, Ms. Wayland made a motion to adjourn, Ms. Godere seconded, and the Board unanimously voted to adjourn the meeting at 7:37 p.m.

Holli E. Pianka, Recording Secretary
July 27, 2011

(Minutes are unapproved as of transcription date.)