UNAPPROVED AS OF TRANSCRIPTION DATE

**TOWN OF LEBANON
ZONING BOARD OF APPEALS**
Thursday, November 19, 2009 7:30 p.m.
SPECIAL MEETING

MINUTES

PRESENT: Michael Okonuk, Acting Chairman   ALTERNATES: Donald Anderson
Alicia Wayland
Lawrence Crowley
Kenyon Gardner
Joyce Godere

ABSENT: Jeffrey Walsh, Chairman
Jerome Walsh

ALSO PRESENT: Holli Pianka, Recording Secretary

1) Call to Order:

Ms. Wayland called the November 19, 2009, Special Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:30 p.m. and then read the legal notice. Vice Chairman Okonuk introduced the Board, noting that Donald Anderson is seated for Chairman Walsh.

2) Public Hearing for the following:

#682 – Tim Delucia, owner/applicant, 21 Adams Heights Circle, Lebanon, CT, Assessors Map 202, Lot 33. Variance from Zoning Section 5.2 to reduce rear yard setback from 50' required to 21' requested for construction of a deck.

Mr. Tim Delucia, owner/applicant, was sworn in and appeared before the Board. He stated his house was built in 1952 prior to zoning, and the house, being 24' from the rear property line, does not meet the current minimum setback requirement. With options being limited, he decided to request the variance. He submitted a petition signed by neighbors in support of the deck construction which was read into the record as exhibit (I).

The following exhibits were read into the record:

A) Two-page application; B) Copy of deed; C) Abutter's list; D) Assessor's Street Card Map 202, Lot 33; E) Assessor's Map 202; F) Plot plan showing proposed deck; G) Subdivision map, Smith Acres, dated 1987 by Decarlo & Doll, Inc., 10 Main Street, Hebron, CT.;
H) Certified mail receipts and return receipt cards (collectively); I) Petition by neighbors.

3) Adjournment:

With no further discussion, Joyce Godere motioned, Ms. Wayland seconded, and the Board unanimously voted to close the public hearing. Vice Chairman Okonuk read the Record of Decision procedures according to the Connecticut General Statutes.

 Meeting adjourned at 7:40 p.m.

Holli E. Pianka, Recording Secretary
November 23, 2009

**TOWN OF LEBANON
ZONING BOARD OF APPEALS**
Thursday, November 19, 2009, 7:30 p.m.
REGULAR MEETING

MINUTES

PRESENT: Michael Okonuk, Acting Chairman   ALTERNATES: Donald Anderson
              Alicia Wayland
              Lawrence Crowley
              Kenyon Gardner
              Joyce Godere

ABSENT: Jeffrey Walsh, Chairman
              Jerome Walsh

ALSO PRESENT: Holli Pianka, Recording Secretary

1) Call to Order:

   Vice Chairman Okonuk called the November 19, 2009, Regular Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:41 p.m.

2) Discuss and Act on Public Hearings:

#682 – Tim Delucia, owner/applicant, 21 Adams Heights Circle, Lebanon, CT, Assessors Map 202, Lot 33. Variance from Zoning Section 5.2 to reduce rear yard setback from 50' required to 21' requested for construction of a deck.

After a brief discussion, Ms. Wayland motioned, Mr. Anderson seconded, and the Board unanimously voted to grant approval for application #682.

3) Approval of Minutes of Previous Meetings:

a) October 15, 2009 Special Meeting Minutes. Ms. Wayland motioned, Mr. Anderson seconded and the board unanimously voted to approve the minutes as presented. M. Okonuk abstained.

b) October 15, 2009 Regular Meeting Minutes. Ms. Wayland motioned, Mr. Anderson seconded, and the board unanimously voted to approve the minutes as presented. M. Okonuk abstained.

4) Old Business: None this evening.

5) New Business: None this evening.

6) Bills:

    a) Murtha Cullina LLP, Invoice #391838 $652.50   (Tine appeal)

    Ms. Wayland motioned, Mr. Anderson seconded, and the Board unanimously voted approval for payment.

7) Correspondence:

    a) Letter from FEMA regarding Flood Insurance Study & Maps will be placed on file in the Land Use Office.

8) Adjournment:

    With no further business, Ms. Godere motioned, Ms. Wayland seconded, and the Board unanimously voted to adjourn at 7:50 p.m.

Holli E. Pianka, Recording Secretary
November 23, 2009