

TOWN OF LEBANON
ZONING BOARD OF APPEALS
Thursday, October 15, 2015 ~ 7:00 p.m.

SPECIAL MEETING
MINUTES

PRESENT: Jeffrey Walsh, Chairman
Kenyon Gardner
Michael Okonuk
Keith Sczurek
Kathy Dunnett, Alt

ABSENT: Michael Ninteau, Donna Skaats, Alt., Jerome Walsh, Alt.

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

1) Call to Order:

Chairman Walsh called the October 15, 2015, Special Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:00 p.m. Alternate member Kathy Dunnett was seated as regular voting member. Chairman Walsh introduced the Board and then read the legal notice.

2) Public Hearing for the following:

- a) **#ZBA-15-4866:** Glen Coutu, 325 Cook Hill Road, Lebanon, CT, 06249, owner, for property at 491 Cook Hill Road, Assessors Map 213, Lot 15. Variance from Sec. 5.2 to reduce front yard setback from 50 feet required to 25 feet and to reduce side yard setback from 25 feet required to 7.6 feet, requested for construction of addition.

Chairman Walsh 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 213, Lot 15; e) Assessors Map 213, Lot 15; f) Abutters list; g) Plot Plan (existing); h) Plot Plan (proposed); i) Two photographs of existing structures; j) Certified mail receipts and return receipt cards (collectively).

Glen Coutu, 325 Cook Hill Road, Lebanon, CT, owner, was sworn in to speak on the application. Mr. Coutu submitted the following items which Chairman Walsh labeled and entered into the hearing record as exhibits:

- Exhibit (k) One photograph of existing structure at property line.
- Exhibit (l) Letter dated 9/17/15, from Martin & Linda Peterson, 104 Trumbull Highway, Lebanon, CT, abutting property owner, in favor.
- Exhibit (m) Unclaimed certified mail receipt received from USPS.

Mr. Coutu has requested a front yard variance to square off the front corner of the house living area and a second variance to connect the existing house and garage to create a new mudroom laundry area. The proposed front corner area contains an outcropping of ledge which he has been gradually working to remove to an acceptable below- grade level. Mr. Coutu explained that there is currently a problem of water drainage from this corner into the existing house foundation and is planning for the drainage problem to be eliminated as a result of the improvements.

Mr. Coutu stated that the proposed renovations do not encroach on the setbacks any closer to Cook Hill Road or to the abutting property line than as the structure exists now. The main structure originated as a one room school house many years ago.

With no further discussion, Chairman Walsh closed the public hearing for application #ZBA-15-4866.

The sign was returned and Chairman Walsh returned the sign deposit check to Mr. Coutu.

Chairman Walsh read the Record of Decision procedures according to the Connecticut General Statutes.

3) Adjournment:

Mr. Okonuk made a motion to adjourn the special meeting, seconded by Mr. Sczurek. Motion unanimously approved and the meeting adjourned at 7:13 p.m.

Holli E. Pianka, Recording Secretary
October 22, 2015

(Minutes are unapproved as of transcription date.)

TOWN OF LEBANON
ZONING BOARD OF APPEALS
Thursday, October 15, 2015 ~ 7:00 p.m.

REGULAR MEETING
MINUTES

PRESENT: Jeffrey Walsh, Chairman
Kenyon Gardner
Michael Okonuk
Keith Sczurek
Kathy Dunnett, Alt.

ABSENT: Michael Ninteau, Donna Skaats, Alt., Jerome Walsh, Alt.
ALSO PRESENT: Holli Pianka, Recording Secretary

1) Call to Order:

Chairman Walsh called the October 15, 2015, regular meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:28 p.m.

2) Discuss and Act on Public Hearings:

- a) **#ZBA-15-4866:** Glen Coutu, 325 Cook Hill Road, Lebanon, CT, 06249, owner, for property at 491 Cook Hill Road, Assessors Map 213, Lot 15. Variance from Sec. 5.2 to reduce front yard setback from 50 feet required to 25 feet and to reduce side yard setback from 25 feet required to 7.6 feet, requested for construction of addition.

Discussion included the following:

- Renovations to the existing structure will not encroach any further on all existing setbacks.
- The pre-existing lot on which the structure sits was created many years ago, possibly 100 years.
- It was the consensus of the board that granting the variance would have no adverse effect on the town's overall plan of zoning.

With no further discussion, Mr. Okonuk made a motion to approve application #ZBA-15-4866, seconded by Ms. Dunnett. Motion unanimously approved.

3) Approval of Minutes of Previous Meetings:

- a) Mr. Sczurek made a motion to approve the July 16, 2015 Special Meeting Minutes, Mr. Okonuk seconded, and the Board unanimously voted to approve the minutes as presented. Motion unanimously approved.
- b) Mr. Walsh made a motion to approve the July 16, 2015, Regular 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:

a) Ms. Dunnett made a motion to approve the 2016 ZBA Calendar of Meeting Dates, seconded by Mr. Okonuk. Motion unanimously approved.

b) Due to a conflict, the March 17, 2016 ZBA meeting will be held in the upstairs conference room at Town Hall.

6) Bills: None.

7) Correspondence:

a) Basic Land Use Training will be hosted by the Town of Lebanon at the Fire Safety Complex in November 2015.

8) Adjournment:

With no further business, Mr. Gardner made a motion to adjourn, Mr. Okonuk seconded. Motion unanimously approved and meeting adjourned at 7:25 p.m.

Holli E. Pianka, Recording Secretary
October 22, 2015

(Minutes are unapproved as of transcription date.)