

TOWN OF LEBANON
ZONING BOARD OF APPEALS
Thursday, November 15, 2018 ~ 7:00 p.m.

SPECIAL MEETING / PUBLIC HEARING

MINUTES

PRESENT: Jeffrey Walsh, Chairman
Michael Ninteau, Vice Chairman
Mark DeCaprio
David Geligoff
Keith Sczurek
Jerome Walsh, Alt.

ABSENT: Donna Skaats, Alt. & Philip Ziel, Alt.

ALSO PRESENT: Holli Smith, Recording Secretary

1) Call to Order:

Chairman Walsh called the November 15, 2018, Special Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:03 p.m. He read the legal notice into the hearing record and introduced members of the board.

2) Public Hearing for the following:

- a. **#ZBA-18-7509:** Jeffrey & Mary Withey, 26 Sunset Drive, Lebanon, CT, 06249, owners, Assessors Map 105, Lot 176. Variance from Zoning Section 5.2 to reduce front yard setback from 25 feet required to 8.6 feet requested for replacement of front porch.

Chairman Walsh opened the public hearing and entered the following exhibits into the hearing record: a) Legal Notice; b) Two-page application with one-page attachment; c) Property Description; d) Abutters List; e) Assessors Street Card Map 105, Lot 176; f) Assessors Map 105; g) Plot Plan, dated 9/15/18, prepared by Thomas J. Benoit, Land Surveyor; h) Building plan of proposed porch; i) Certified Mail Receipts & Return Receipt Cards (collectively).

A letter dated 11/14/18, from David Hogan Living Trust and Eileen A. Swenson Trustee in Survivorship, 33 Sunset Drive, abutting property owners, to Zoning Board of Appeals, in support of the application, was read into the record and labeled exhibit 'J'.

A letter dated 11/15/18, from Donna Payne, abutting property owner, to Holli Smith, ZBA Recording Secretary, in support of the application, was read into the record and labeled exhibit 'K'.

Mr. Withey was sworn in and submitted the following items which Chairman Walsh entered into the record.

A letter dated 11/14/18, from John and Karen Sword-Daviau, 23 Sunset Drive, abutting property owners, to Zoning Board of Appeals, in support of the application, was read into the record and labeled exhibit 'L'.

A letter dated 11/6/18, from Paula & Jim Clements, 18 Sunset Drive, abutting property owners, to Zoning Board of Appeals, in support of the application was read into the record and labeled exhibit 'M',

Photographs of the original porch foundation and overhang, which Chairman Walsh entered into the record and labeled exhibit 'N'.

Mr. Withey explained that the original porch landing is crumbling, in terrible condition and that the existing cement foundation, steps and railings have deteriorated to an unsafe level. He would like to replace the porch to improve this necessary means of egress. Mrs. Withey was sworn in. She clarified that the porch will be an open porch with no sides and four posts will be added for support.

Eileen Swenson, abutting property owner, was sworn in, and stated that she is in support of the application.

There was no one else present in the audience to speak on the application.

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

3) Adjournment:

Mr. Geligoff made a motion, seconded by Mr. Sczurek, to close the special meeting and public hearing. Motion was unanimously approved and the meeting was adjourned at 7:18 p.m.

Respectfully Submitted,
Holli E. Smith, Recording Secretary
November 19, 2018

(Minutes are unapproved as of transcription date.)

TOWN OF LEBANON
ZONING BOARD OF APPEALS
Thursday, November 15, 2018 ~ 7:00 p.m.

REGULAR MEETING
MINUTES

PRESENT: Jeffrey Walsh, Chairman
Michael Ninteau, Vice Chairman
Mark DeCaprio
David Geligoff
Keith Sczurek
Jerome Walsh, Alt.

ABSENT: Donna Skaats, Alt., Philip Ziel, Alt.

ALSO PRESENT: Holli Smith, Recording Secretary

1) Call to Order:

Chairman Walsh called the November 15, 2018, regular meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:18 p.m.

2) Discuss and Act on Public Hearings:

- a) **#ZBA-18-7509:** Jeffrey & Mary Withey, 26 Sunset Drive, Lebanon, CT, 06249, owners, Assessors Map 105, Lot 176. Variance from Zoning Section 5.2 to reduce front yard setback from 25 feet required to 8.6 feet requested for replacement of front porch.

Members agreed on the application request being of minimal impact on zoning, due to existing site lines on neighboring properties, at the end of a cul-de-sac.

Mr. Ninteau made a motion to approve the application, seconded by Mr. Geligoff. Vote: Approved (5) Walsh, Ninteau, DeCaprio, Geligoff, Sczurek. Opposed (0). Motion approved.

3) Approval of Minutes of Previous Meetings:

- a) **Mr. Geligoff made a motion to approve the January 22, 2018 Special Meeting Minutes as presented, Mr. Ninteau seconded. Motion unanimously approved.**

4) Old Business: None.

5) New Business:

- a) **Mr. Ninteau made a motion to approve the 2019 ZBA Calendar of Meeting Dates, seconded by Mr. DeCaprio. Motion unanimously approved.**

b) Members decided to reduce the Contractual Services account to zero.

Mr. Sczurek made a motion, seconded by Mr. DeCaprio, to approve the proposed Zoning Board of Appeals 2019-2020 Fiscal Year Budget in the amount of \$4,060.00, reducing the Contractual Services account to zero. Motion unanimously approved.

6) Bills: None.

7) Correspondence: CFPZA Newsletters

8) Adjournment:

With no further business, Mr. Geligoff made a motion to adjourn, Mr. Nintean seconded. Motion unanimously approved and meeting adjourned at 7:26 p.m.

Respectfully Submitted,
Holli E. Smith, Recording Secretary
November 19, 2018

(Minutes are unapproved as of transcription date.)