

**TOWN OF LEBANON
ZONING BOARD OF APPEALS**

Thursday, March 18, 2021 ~ 7:00 p.m.

SPECIAL MEETING / PUBLIC HEARING
Teleconference Meeting

MINUTES

PRESENT: Jeffrey Walsh, Chairman
David Geligoff, Vice Chairman
Mark DeCaprio
Donna Skaats
Michael Nintean, Alt.

ABSENT: Keith Sczurek, Jerome Walsh, Alt., Philip Ziel, Alt.

- 1) Call to Order:
Chairman Walsh called the March 18, 2021, Special Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:05 p.m. He read the legal notice into the hearing record and introduced the members of the board. Michael Nintean was seated as voting member for Keith Sczurek.
- 2) Public Hearing for the following:
 - a. **#ZBA-21-1:** Glen Coutu, 325 Cook Hill Road, Lebanon, 06249, owner, for property at 191 Trumbull Highway, Lebanon, CT, 06249, Assessors Map 222, Lot 13. Variance requested from Section 5.2 to reduce the minimum required lot size from 31,596 SQ FT to 25,859 SQ FT to allow 197 Trumbull Highway garage to conform with zoning.

Chairman Walsh opened the public hearing and entered the following exhibits into the hearing record: a) Legal Notice; b) Two-page application; c) Copy of deed; d) Assessors Street Card, Map 222, Lot 13; e) Assessors Map 222, Lot 13; f) Site plan for boundary reconfiguration, revision date 12/4/2020 prepared by Benchmark Surveying LLC, 63 Norwich Avenue, Colchester, CT, showing 191 & 197 Trumbull Highway properties; g) Uncas Health District Site Investigation Report; h) Abutter's List; i) Certified mail receipts, proof of mailing (collectively).

Glen Coutu was present for the teleconference meeting. He is the owner of 191 Trumbull Highway and co-owner of 197 Trumbull Highway.

Mr. Coutu would like to correct the boundary line issue that he believes has pre-existed for over 100 years, that being, a portion of the garage belonging to 197 Trumbull Highway is situated on both parcels. The boundary line reconfiguration will allow the property at 197 Trumbull Highway to become in conformance with the town zoning regulations, while a reduction in the minimum lot size will cause the property at 191 Trumbull Highway to be less conforming and in need of a variance.

Mr. Coutu stated that Liberty Hill Store LLC co-owner Edward Tollmann's certified return receipt card has not been received as of this date, but he spoke verbally with Mr. Tollmann who stated to him that he does not object to the request. After discussion, Chairman Walsh asked Mr. Coutu to forward an email to the board from Mr. Tollmann stating that he has no objection.

A copy of the site investigation report (exhibit 'G') conducted by David Coughlin of the Uncas Health District was received. Mr. Coughlin has approved the revised plan with corrected septic calculations.

There was no further discussion and no one else present to speak either in favor or in opposition to the application.

- 3) Adjournment:
M. Nintean made a motion, seconded by D. Geligoff, to close the special meeting and public hearing. Motion was approved unanimously, and the meeting was adjourned at 7:17 p.m.

**Respectfully Submitted,
Holli E. Smith, Recording Secretary
March 24, 2021**

Please see minutes of subsequent meetings for approval of these minutes and any corrections hereto.

**TOWN OF LEBANON
ZONING BOARD OF APPEALS**

Thursday, March 18, 2021 ~ 7:00 p.m.

REGULAR MEETING
Teleconference Meeting

MINUTES

PRESENT: Jeffrey Walsh, Chairman
David Geligoff, Vice Chairman
Mark DeCaprio
Donna Skaats
Michael Nintean, Alt.

ABSENT: Keith Sczurek, Jerome Walsh, Alt., Philip Ziel, Alt.

- 1) Call to Order:
Chairman Walsh called the March 18, 2021, 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-21-1:** Glen Coutu, 325 Cook Hill Road, Lebanon, 06249, owner, for property at 191 Trumbull Highway, Lebanon, CT, 06249, Assessors Map 222, Lot 13. Variance requested from Section 5.2 to reduce the minimum required lot size from 31,596 SQ FT to 25,859 SQ FT to allow 197 Trumbull Highway garage to conform with zoning.

Chairman Walsh noted that the lots and structures involved predate town zoning and will not affect the use. He added that the requested variance would have little or no impact on the town's overall plan of zoning. The plan qualifies with the Health Department; one lot is less conforming, but meets health requirements, the other lot conforms.

There was no further discussion.

Ms. Smith read a notice regarding the appeal of decision according to the Connecticut General Statutes Sec. 8-8.

A motion to approve application ZBA-21-1 was made by D. Geligoff, seconded by Mark DeCaprio, Vote: In favor (5) J. Walsh, D. Geligoff, D. Caprio, M. Nintean, D. Skaats. Opposed (0)
Motion approved unanimously.

- 3) Approval of Minutes of Previous Meetings:
 - a) D. Geligoff made a motion to approve the December 17, 2020 Regular Meeting Minutes as presented, M. DeCaprio seconded. Motion unanimously approved.
- 4) Old Business: None.
- 5) New Business: None.
- 6) Bills:
 - a) J. Walsh made a motion, seconded by D. Skaats, to approve CFPZA Invoice payment for membership dues through March, 2022. Motion unanimously approved.
- 7) Correspondence: CFPZA Newsletter
- 8) Adjournment:

With no further business, D. Geligoff made a motion to adjourn, M. DeCaprio seconded. Motion unanimously approved and meeting adjourned at 7:23 p.m.

**Respectfully Submitted,
Holli E. Smith, Recording Secretary
March 24, 2021**

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