

TOWN OF LEBANON
ZONING BOARD OF APPEALS
Thursday, May 20, 2021 ~ 7:00 p.m.
REGULAR MEETING
Fire Safety Complex

MINUTES

PRESENT: Jeffrey Walsh, Chairman
David Geligoff, Vice Chairman
Keith Sczurek
Michael Nintean, Alt.
Jerome Walsh, Alt.
ABSENT: M. Decaprio, D. Skaats, P. Ziel, Alt.

- 1) Call to Order:
Chairman Walsh called the May 20, 2021, regular meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:02 p.m. Jerome Walsh was seated as voting member for Donna Skaats and Michael Nintean was seated for Mark DeCaprio.
- 2) Discuss and Act on Public Hearing:
 - a) **#ZBA-21-2:** Benedict Gonzalez (owner), 90 Congdon Road, Lebanon, CT, 06249, Assessor Map 283, Lot 34. Variance from Section 5.2 to reduce both front yard setbacks from 50 feet required to 40 feet on Diane Road and 50 feet required to 30 feet on Congdon Road, requested for construction of addition.
CONTINUED FROM 4/15/2021.

This variance application request was heard at a public hearing on 4/15/2021. Correspondence has since been received from Mr. Gonzalez that includes an explanation letter requesting a reduction in the original setbacks presented in the application as follows: from 50 feet required to 41 feet on Diane Road and from 50 feet required to 34.92 feet on Congdon Road. This letter was labeled Exhibit 'M'. Also included were amended plans labeled Exhibit 'N'.

Chairman Walsh feels that the applicant has addressed the board's concerns, by moving the proposed addition back to minimally affect the town road. He does not see an issue with the request on the Diane Road side. Jerome Walsh feels that the site lines are minimally affected on both roads. David Geligoff noted that although, initially, the request seemed like a very large change to the property, after further review, feels the improvements won't affect the lot or change the neighborhood significantly. Chairman Walsh noted that the second floor deck, not living space, is part of the encroachment, which is part of the increase in the footage request. It was the consensus of the board that with the amendment to the plans, there will be little impact on the town's overall plan of zoning. There was no further discussion.

Regarding application ZBA-21-2, a motion was made by Jerome Walsh, seconded by Michael Ninteau, to approve the application with the following conditions, to reduce the front yard setback from 50 feet required to 41 feet on the Diane Road side. Vote: In favor (5) Jeffrey Walsh, D. Geligoff, M. Ninteau, K. Sczurek, Jerome Walsh. Opposed (0) Motion approved unanimously.

AND

Regarding application ZBA-21-2, a motion was made by Keith Sczurek, seconded by Jerome Walsh, to approve the application with the following conditions, to reduce the front yard setback from 50 feet required to 34.92 feet on the Congdon Road side. Vote: In favor (5) Jeffrey Walsh, D. Geligoff, M. Ninteau, K. Sczurek, Jerome Walsh. Opposed (0) Motion approved unanimously.

Mr. Gonzalez returned the sign and the sign deposit check was previously returned to the owner. Chairman Walsh read the notice regarding the appeal of decision according to the Connecticut General Statutes Sec. 8-8.

- 3) Approval of Minutes of Previous Meetings:
 - a) D. Geligoff made a motion to approve the April 15, 2021 Special Meeting Minutes as presented, M. Ninteau seconded. Motion unanimously approved.
 - b) D. Geligoff made a motion to approve the April 15, 2021 Regular Meeting Minutes as presented, M. Ninteau seconded. Motion unanimously approved.
- 4) Old Business: None.
- 5) New Business: None.
- 6) Bills: None.
- 7) Correspondence: CFPZA Spring Newsletter.
- 8) Adjournment:

With no further business, M. Ninteau made a motion to adjourn, Jerome Walsh seconded. Motion unanimously approved and meeting adjourned at 7:32 p.m.

**Respectfully Submitted,
Holli E. Smith, Recording Secretary
May 26, 2021**

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