

**TOWN OF LEBANON  
ZONING BOARD OF APPEALS**

Thursday, October 21, 2021 ~ 7:00 p.m.

**SPECIAL MEETING / PUBLIC HEARING  
Fire Safety Complex**

**MINUTES**

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

ABSENT: M. Ninteau, Alt., P. Ziel, Alt.

- 1) Call to Order:  
Chairman Walsh called the October 21, 2021, Special Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:03 p.m. He introduced the members of the board and read the legal notice into the hearing record.

- 2) Public hearings for the following:

Jerome Walsh was seated as voting member for Donna Skaats for this application.

- a) **#ZBA-21-4:** Donald T. & Katiana Nickle, 529 Beaumont Highway, Lebanon, CT, 06249 (owners), Assessors Map 214, Lot 4. Variance from Section 5.2 to reduce the front yard setback from 50 feet required to 14 feet requested for garage construction. *(Continued from 9/16/21)*

The public hearing for this application was continued from September 16, 2021. Renoticing of the legal notice was required and resending of the certified letters to the abutters, by the owner, indicating that the proposed garage addition includes additional finished living space above the garage. The board also requested partial reimbursement for publishing in the amount of \$200.00 from the owner.

Mr. Reynolds was present (previously sworn in) and briefly reviewed the application. The new certified mail receipts and a copy of the new abutter's notice were submitted, which Chairman Walsh entered into the hearing record as exhibit 'Q'.

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

Chairman Walsh read the notice regarding the appeal of decision according to the Connecticut General Statutes Sec. 8-8.

Mr. DeCaprio made a motion, seconded by V.C. Geligoff to close the public hearing for application ZBA-21-4. Motion approved unanimously.

- b) **ZBA-21-6:** Fuery Development, 2B Birch Street, Willimantic, CT, 06226 (applicant), Suzanne Cartledge, 4 Mary Road, North Reading, MA, 01864 (owner), for property at 265 Lakeside Drive, Lebanon, CT, 06249, Assessors Map 107, Lot 108. Variance from Section 5.2 to reduce the front yard setback from 25 feet required to 19 feet requested for construction of front deck.

Ms. Skaats was seated for this public hearing and Mr. Walsh resumed his alternate position.

Chairman Walsh opened the public hearing and entered the following exhibits into the hearing record: a) Legal Notice; b) Two-page application; c) Agent permission letter; d) Copy of deed; e) Assessors Street Card, Map 107, Lot 108; f) Assessors Map 107, Lot 108; g) Site plan, dated August 2, 2021 prepared by Benchmark Surveying LLC, 63 Norwich Avenue, Colchester, CT; h) Abutter's list; i) Certified mail receipts, proof of mailing (collectively). j One-page elevation view of proposed deck and one-page photograph of existing property; k) three-page aerial map showing neighboring property

Mark Reynolds was present to speak on behalf of the owner. He stated that according to town records, the lot was created in 1961 and the house was built in 1962. The 640 square foot home is situated on approximately a one-half acre lot. Mr. Reynolds submitted documents to the board for review which Chairman Walsh entered into the hearing record and labeled as the following exhibits:

Exhibit j) One-page elevation view of proposed deck and one-page photograph of existing property.

Exhibit k) Three-page aerial map photograph showing neighboring property with deck.

Mr. Reynolds noted that the distance from the front of the house to the edge of the road (Lakeside Drive) measures 42 feet.

Members questioned the setback distance from the deck to Ellen Road, seeing that the property is located on a corner lot.

Jim Fuery of Fuery Development LLC, was sworn in. He said, if necessary, the deck will be relocated in a more southerly direction to comply with the required setback from Ellen Road as well.

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

- 3) Ms. Skaats made a motion, seconded by Mr. DeCaprio, to close the public hearing for this application ZBA-21-6 and adjourn the meeting. Motion was unanimously approved, and the meeting was adjourned at 7:31 p.m.

**Respectfully Submitted,  
Holli E. Smith, Recording Secretary  
October 28, 2021**

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

**TOWN OF LEBANON  
ZONING BOARD OF APPEALS**

Thursday, October 21, 2021 ~ 7:00 p.m.

**REGULAR MEETING  
Fire Safety Complex**

**MINUTES**

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

ABSENT: M. Ninteau, Alt., P. Ziel, Alt.

- 1) Call to Order:  
Chairman Walsh called the September 16, 2021, regular meeting of the Town of Lebanon Zoning Board of Appeals to order at 8:01 p.m.
- 2) Discuss and Act on Public Hearings:
  - a) **#ZBA-21-4:** Donald T. & Katiana Nickle, 529 Beaumont Highway, Lebanon, CT, 06249 (owners), Assessors Map 214, Lot 4. Variance from Section 5.2 to reduce the front yard setback from 50 feet required to 14 feet requested for garage construction. (*Continued from 9/16/21*)

It was the consensus of the board that requirements were met with the renoticing of the application and updated certified letters sent by the owner indicating additional living space in the garage. Members commented that the lot and the home predate town zoning, there is an exceptionally large right-of-way, and the project does not affect the town's overall plan of zoning.

**A motion to approve application ZBA-21-4 was made by V.C. Geligoff, seconded by Mr. DeCaprio,**

**Vote: In favor (5) Jeffrey Walsh, D. Geligoff, K. Sczurek, M. DeCaprio. Jerome Walsh Opposed (0) Motion approved unanimously.**

Mr. Nickle provided a check to the secretary in the amount of \$200.00 as requested by the board to cover additional cost of publishing.

- b) **ZBA-21-6:** Fuery Development, 2B Birch Street, Willimantic, CT, 06226 (applicant), Suzanne Cartledge, 4 Mary Road, North Reading, MA, 01864 (owner), for property at 265 Lakeside Drive, Lebanon, CT, 06249, Assessors Map 107, Lot 108. Variance from Section 5.2 to reduce the front yard setback from 25 feet required to 19 feet requested for construction of front deck.

Ms. Skaats was seated as regular voting member.  
Mr. Walsh exited the meeting 7:37 pm.

Members recommended that the application be modified to relocate the deck to the south in order to comply with the required setback from Ellen Road, with the applicant's authorization. Members commented that the lot and home predate zoning. The proposed structure is typical for neighboring properties and does not have an effect on the overall plan of zoning

**A motion to approve application ZBA-21-6 was made by Mr. Walsh, seconded by Ms. Skaats, with the condition that the application be modified to relocate deck to the south to meet the Ellen Road second front yard setback, with the applicant's authorization.**

**Vote: In favor (5) J. Walsh, D. Geligoff, D. Skaats, K. Sczurek, M. DeCaprio. Opposed (0) Motion approved unanimously.**

- 3) Approval of Minutes of Previous Meetings:
- a) V.C. Geligoff made a motion to approve the September 16, 2021 Special Meeting Minutes as presented, Mr. Sczurek seconded. Motion unanimously approved.
  - b) V.C. Geligoff made a motion to approve the September 16, 2021 Regular Meeting Minutes as presented, Mr. Sczurek seconded. Motion unanimously approved.
- 4) Old Business: None.
- 5) New Business: Mr. DeCaprio made a motion, seconded by V.C. Geligoff, to approve the ZBA 2022 Calendar of Meeting Dates. Motion unanimously approved.
- 6) Bills: None.
- 7) Correspondence: None.
- 8) Adjournment: With no further business, Ms. Skaats made a motion to adjourn, Mr. DeCaprio seconded. Motion unanimously approved and meeting adjourned at 7:57 p.m.

**Respectfully Submitted,  
Holli E. Smith, Recording Secretary  
October 28, 2021**

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