

**TOWN OF LEBANON
ZONING BOARD OF APPEALS**

Thursday, March 21, 2024 ~ 7:00 p.m.

**REGULAR MEETING / PUBLIC HEARING
Lebanon Town Hall**

MINUTES

PRESENT: David Geligoff, Chairman
Donna Skaats, Vice Chairman
Guthrie Dinda, Alt.
Michael Ninteau, Alt.
Eilleen Weinstein

ABSENT: Shelly Laibrandt
Scott McCall
Philip Ziel, Alt.

1) Call to Order:

Chairman Geligoff called the March 21, 2024, Regular Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:00 p.m. Mr. Ninteau was seated as voting member for Mr. McCall and Mr. Dinda was seated as voting member for Ms. Laibrandt.

2) Public hearing for the following:

- a) **#ZBA-24-1**: Davin and Haley Messier, 3 Exeter Road, Assessors Map 233, Lot 19. Request variance to construct addition to existing home in the Industrial Zone.

Chairman Geligoff opened the public hearing and read the legal notice into the hearing record. He then entered the following exhibits into the hearing record:

A) Legal Notice; B) Two-page application; C) Copy of deed; D) Assessor Street Card for Map 233, Lot 19; E) Assessor Map 233, Lot 19; F) Abutters List; G) Property Map; H) Proposed site plan showing addition; I) Certified mail slips and return receipt cards (collectively).

Owners Davin and Haley Messier were sworn in and spoke on their application. Haley Messier described the challenges facing their growing family, lack of storage, and unusable space within the original footprint of the existing house due to the center chimney and steep roofline. They are requesting a variance because their house is located in the Industrial Zone, not permitting new residential activity. Their house was pre-existing, built many years ago prior to the Lebanon Zoning regulations being created.

Mr. Ninteau discussed further, the point that the house was built prior to Lebanon zoning regulations becoming effective, and believes that this has caused a valid hardship.

Ms. Skaats noted that the Messier's parcel is on the opposite side of the Industrial Use area, there are no setback issues, and it would not be increasing a non-conforming industrial use. She questioned why these residential properties were originally included in the Industrial Zone. No objections have been received from neighboring property owners.

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

Chairman Geligoff read the notice regarding the appeal of decision according to the Connecticut General Statutes Sec. 8-8. He stated that he anticipated the board will discuss the application at the regular meeting following the public hearings, but that no further comments can be made.

A motion was made by Ms. Skaats to close the public hearing, seconded by Ms. Weinstein. The motion was approved and the public hearing was adjourned at 7:12 p.m.

3) Discuss / Act on Public Hearing item:

- a) **#ZBA-24-1:** Davin and Haley Messier, 3 Exeter Road, Assessors Map 233, Lot 19. Request variance to construct addition to existing home in the Industrial Zone.

It was the consensus of the board that a valid hardship exists, that the house is pre-existing, prior to Lebanon Zoning Regulations and that the decision would have no adverse effect on the Industrial Zone.

Mr. Ninteau made a motion to approve the variance request to construct an addition to the existing house at 3 Exeter Road in the Industrial Zone, Assessor Map 233, Lot 19. The motion was seconded by Ms. Weinstein. Motion was unanimously approved. In favor (5) Dinda, Geligoff, Ninteau, Skaats, Weinstein. Opposed (0).

4) Approval of Minutes of Previous Meetings:

Mr. Ninteau made a motion, seconded by Ms. Skaats, to approve the November 16, 2023 ZBA Regular Meeting Minutes as presented. Motion approved.

Vote: In favor: (3) Geligoff, Skaats, Ninteau. Opposed: (0)

Abstained: Dinda, Weinstein.

Mr. Dinda made a motion, seconded by Mr. Ninteau, to approve the February 15, 2024 ZBA Regular Meeting Minutes as presented. Motion approved.

Vote: In favor: (3) Geligoff, Dinda, Ninteau. Opposed: (0)

5) Old Business: None.

6) New Business: None.

7) Bills: None.

8) Correspondence:

9) Adjournment:

With no further business, Ms. Skaats made a motion to adjourn, Mr. Nintean seconded. Motion unanimously approved and meeting adjourned at 7:20 p.m.

Respectfully Submitted,
Holli E. Smith, Recording Secretary
March 27, 2024

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