

TOWN OF LEBANON
ZONING BOARD OF APPEALS
Thursday, February 19, 2015 ~ 7:00 p.m.
SPECIAL MEETING
MINUTES

PRESENT: Jeffrey Walsh, Chairman
Kenyon Gardner
Michael Nintean
Michael Okonuk
Keith Sczurek, Alt.

ABSENT: Joyce Godere, Vice Chairman, Kathy Dunnett, Alt., Jerome Walsh, Alt.
ALSO PRESENT: Cheryl Straub, Stenographer, Holli Pianka, Recording Secretary

1) Call to Order:

Chairman Walsh called the February 19, 2015, Special Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:02 p.m. Alternate member Keith Sczurek was seated for Joyce Godere. Chairman Walsh introduced the Board and then read the legal notice.

2) Public Hearing for the following:

- a) **#ZBA-15-4308:** Lenkiewicz Contruction Co. LLC, 37 Bascom Road, Lebanon, CT, 06249, applicant, Robert and Janet Wislocki, owners, for property at 184 Lakeside Drive, Lebanon, CT, 06249, Assessors Map 107, Lot 4. Variance from Sec. 5.2 to reduce front yard setback from 25 feet required to 16 feet AND to reduce rear yard setback from 75 feet required from edge of lake to 14 feet at the closest point requested for construction of addition and garage.

Chairman Walsh entered the following exhibits into the hearing record:

a) Legal Notice; b) Two-page application with 2-page attachment; c) Exhibit 'c' does not exist; d) Assessors Street Card Map 107, Lot 4; e) Assessors Map 107, Lot 4; f) Abutters List; g) Building Plans; h) Plot plan dated 12/6/14, prepared by Thomas J. Benoit, Land Surveyor, Lebanon, CT; i) Certified mail receipts and return receipt cards (collectively). The following exhibits were submitted to the Board and Chairman Walsh read into the record: j) Email dated 2/7/15, from Dody and Bruce Cagenello, property owner at 217 Lakeside Drive, in favor; k) Email dated 2/9/15, from Kevin and Leslie Vonderkall, abutting property owners at 176 Lakeside Drive in favor.

David Lenkiewicz, Lenkiewicz Construction Co. LLC, applicant was sworn in and spoke on behalf of the property owners. The owners are proposing to construct a two-car garage with attached breezeway. Three abutting lots currently owned by the Wislocki's will be combined into two lots for the purpose of meeting the impervious surface lot coverage requirement for new construction. Mr. Lenkiewicz stated that the main hardship is that the house was built on the lot prior to zoning regulations being established.

Keith Sczurek noted that the house was purchased by the current owner (2001) after the zoning regulations and setback requirements were in effect.

Board members stated concerns that the house is already on a small lot, that the proposed garage would be very close to the water and the variance request is large (61 feet). Members also felt that a valid hardship has not been addressed by the applicant.

Mr. Lenkiewicz said that the owners would consider modifications to the plan if the variance could be approved with conditions such as reducing the size of the addition or situating the structure at a different angle and if the impact of the foundation construction being too close to the lake is a concern, a slab on grade would be acceptable. He feels that the project would not cause any detrimental impact to the lake.

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

3) Adjournment:

Kenyon Gardner made a motion to close the public hearing and adjourn the special meeting, seconded by Michael Okonuk. Motion unanimously approved and the meeting adjourned at 7:29 p.m.

Holli E. Pianka, Recording Secretary
February 25, 2015

(Minutes are unapproved as of transcription date.)

TOWN OF LEBANON
ZONING BOARD OF APPEALS
Thursday, February 19, 2015 ~ 7:00 p.m.

REGULAR MEETING
MINUTES

PRESENT: Jeffrey Walsh, Chairman
Kenyon Gardner
Michael Ninteau
Michael Okonuk
Keith Sczurek, Alt.

ABSENT: Joyce Godere, Vice Chairman, Kathy Dunnett, Alt., Jerome Walsh, Alt.
ALSO PRESENT: Holli Pianka, Recording Secretary

1) Call to Order:

Chairman Walsh called the February 19, 2015, Regular Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:30 p.m.

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

2) Discuss and Act on Public Hearings:

- a) **#ZBA-15-4308:** Lenkiewicz Contruction Co. LLC, 37 Bascom Road, Lebanon, CT, 06249, applicant, Robert and Janet Wislocki, owners, for property at 184 Lakeside Drive, Lebanon, CT, 06249, Assessors Map 107, Lot 4. Variance from Sec. 5.2 to reduce front yard setback from 25 feet required to 16 feet AND to reduce rear yard setback from 75 feet required from edge of lake to 14 feet at the closest point requested for construction of addition and garage.

Michael Ninteau stated that he feels that the size of the lot is not a hardship. Kenyon Gardner and Michael Ninteau agreed that according to the documents submitted, none of the property area is outside of the 75 foot setback from the lake and owners purchased the property after zoning regulations and setbacks were in place. Keith Sczurek stated that he cannot in good conscience approve the application because he feels it would have too large an impact on plan of zoning. Chairman Walsh stated that the variance request is too great and maintained that there is no valid hardship.

Kenyon Gardner made a motion to disapprove application #ZBA-15-4308. And seconded by Michael Ninteau. Motion unanimously approved. Application denied.

3) Approval of Minutes of Previous Meetings:

- a) Michael Nintean made a motion to approve the November 20, 2014 Regular Meeting Minutes, Kenyon Gardner seconded, and the Board unanimously voted to approve the minutes with the following correction:

First paragraph change November 19, 2014 to November 20, 2014.

- b) Michael Nintean made a motion to approve the January 15, 2015 Regular Meeting Minutes, Keith Sczurek seconded, and the Board unanimously voted to approve the minutes as presented.

4) Old Business:

5) New Business:

- a. A vacancy of a board member and ZBA Vice Chairman were created due to Joyce Godere relocating. After a brief discussion, Kenyon Gardner made a motion to appoint Michael Okonuk as ZBA Vice Chairman, seconded by Keith Sczurek. Motion unanimously approved. Abstained: M. Okonuk

6) Bills: None.

7) Correspondence:

CFPZA Annual Conference March 26, 2015

8) Adjournment:

With no further business, Kenyon Gardner made a motion to adjourn, Michael Okonuk seconded. Motion unanimously approved and meeting adjourned at 7:53 p.m.

Holli E. Pianka, Recording Secretary
February 25, 2015

(Minutes are unapproved as of transcription date.)