

**TOWN OF LEBANON
ZONING BOARD OF APPEALS**

Thursday, January 17, 2019 ~ 7:00 p.m.

SPECIAL MEETING / PUBLIC HEARING

MINUTES

PRESENT: Michael Ninteau, Acting Chairman
Mark DeCaprio
David Geligoff
Keith Sczurek
Philip Ziel, Alt.

ABSENT: Jeffrey Walsh, Donna Skaats, Jerome Walsh

ALSO PRESENT: Holli Smith, Recording Secretary

1) Call to Order:

Mr. Ziel was seated as voting member. Mr. Ninteau, Acting Chairman, called the January 17, 2019, Special Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:03 p.m. He read the legal notice into the hearing record.

2) Public Hearing for the following:

- a. **#ZBA-18-7646:** Nancy L. McGeowan, 132 Cooney Road, Pomfret Center, CT, 06259, owner, for property at 10 Lakeside Drive, Lebanon, CT, 06249, Assessors Map 106, Lot 13. Variance from Zoning Section 5.2 to replace existing one-story single family dwelling with two-story dwelling within required 75 foot setback to lake.

Mr. Ninteau opened the public hearing and entered the following exhibits into the hearing record: a) Legal Notice; b) Two-page application; c) Property Description; d) Abutters List; e) Assessors Street Card Map 106, Lot 13; f) Assessors Map 106; g) Building Plans of proposed new dwelling; h) Site Plan, existing location survey dated 11/27/18, prepared by Thomas J. Benoit, Land Surveyor; i) Site Plan, proposed new dwelling location, dated 11/27/2018, prepared by Wentworth Civil Engineers, LLC; j) Certified Mail Receipts & Return Receipt Cards (collectively).

An email dated 1/10/2019, received from Kathleen Cassella, 200 Camp Mooween Road, Lebanon, CT, in support of the application, was read into the record and labeled exhibit 'K'.

An email dated 1/12/2019, received from Michael and Patricia Sidoti, 16 Lakeside Drive, Lebanon, CT, in support of the application, was read into the record and labeled exhibit 'L'.

An email dated 1/14/2019, received from Lise A. Beaudoin, 6 Lakeside Drive, Lebanon, CT, in support of the application, was read into the record and labeled exhibit 'M'.

Wesley Wentworth, Wentworth Civil Engineers, was sworn in and reviewed the site plan of the existing conditions and the proposed site plan. A survey conducted by Thomas Benoit, L.S., revealed a difference in the previously recorded lot line between lot 8 and lot 10, both owned by the McGeowans. A property lot line adjustment will be made to the two properties to resolve any difference and to allow more equal areas for both. The original house built in the 1960s, has not been maintained and will be torn down and rebuilt. Mr. Wentworth has consulted with the Health Department and received preapproval on the submitted site plan. The new dwelling will be a cape-style house, constructed no closer to the lake than the original dwelling with the addition of a second story in compliance with the zoning height requirements. Mr. Wentworth stated the hardship for this parcel is the odd shape of the lot and meeting sanitary requirements. The plan allows installation of a fully code compliant sanitary system. He feels the request would have minimal impact on the town's plan of zoning and is an improvement to the neighborhood.

Chris Glemboski, owner of property on Lakeside Drive and Camp Mooween Road, was sworn in. He inquired as to how the variance might affect development of his property.

John McGeowan, owner of Lot 8 Lakeside Drive, was sworn in. He wanted to clarify that Lot 8 is being improved by the property line adjustment and is in favor of the application.

Mr. Wentworth submitted a SCCOG map for the record which was labeled exhibit 'N'.

There was no one else present in the audience to speak on the application.

Mr. Ninteau read the Record of Decision procedures according to the Connecticut General Statutes.

3) Adjournment:

Mr. Geligoff made a motion, seconded by Mr. DeCaprio, to close the special meeting and public hearing. Motion was unanimously approved and the meeting was adjourned at 7:30 p.m.

Respectfully Submitted,
Holli E. Smith, Recording Secretary
January 22, 2019

(Minutes are unapproved as of transcription date.)

TOWN OF LEBANON
ZONING BOARD OF APPEALS
Thursday, January 17, 2019 ~ 7:00 p.m.

REGULAR MEETING
MINUTES

PRESENT: Michael Ninteau, Acting Chairman
Mark DeCaprio
David Geligoff
Keith Sczurek
Philip Ziel, Alt.

ABSENT: Jeffrey Walsh, Donna Skaats, Jerome Walsh
ALSO PRESENT: Holli Smith, Recording Secretary

1) Call to Order:

Acting Chairman Ninteau called the January, 17, 2019, regular meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:30 p.m. Mr. Ziel was seated as voting member during the special meeting.

2) Discuss and Act on Public Hearings:

- a. **#ZBA-18-7646:** Nancy L. McGeowan, 132 Cooney Road, Pomfret Center, CT, 06259, owner, for property at 10 Lakeside Drive, Lebanon, CT, 06249, Assessors Map 106, Lot 13. Variance from Zoning Section 5.2 to replace existing one-story single family dwelling with two-story dwelling within required 75 foot setback to lake.

Mr. Geligoff visited the site and felt it would be an improvement to the area and neighborhood and noted the existing house to the left of the property is a two-story structure. Mr. DeCaprio feels the location of the house will minimize any view issues. Mr. Sczurek feels the house would not cause any view obstruction. Members agreed there would be minimal impact.

With no further comments, Mr. Geligoff made a motion to approve the application ZBA-18-7646, seconded by Mr. DeCaprio. Vote: Approved (5) Ninteau, DeCaprio, Geligoff, Sczurek, Ziel. Opposed (0). Motion approved unanimous.

3) Approval of Minutes of Previous Meetings:

- a) **Mr. Geligoff made a motion to approve the November 15, 2018 Special Meeting Minutes as presented, Mr. DeCaprio seconded. Motion unanimously approved. (Abstained: Ziel)**
- b) **Mr. Geligoff made a motion to approve the November 15, 2018 Regular Meeting Minutes as presented, Mr. Sczurek seconded. Motion unanimously approved. (Abstained: Ziel)**

4) Old Business: None.

5) New Business: None.

6) Bills: None.

7) Correspondence: None.

8) Adjournment:

With no further business, Mr. Geligoff made a motion to adjourn, Mr. DeCaprio seconded. Motion unanimously approved and meeting adjourned at 7:41 p.m.

Respectfully Submitted,
Holli E. Smith, Recording Secretary
January 22, 2019

(Minutes are unapproved as of transcription date.)