

TOWN OF LEBANON
ZONING BOARD OF APPEALS
Thursday, June 20, 2019 ~ 7:00 p.m.

SPECIAL MEETING / PUBLIC HEARING

MINUTES

PRESENT: Jeffrey Walsh, Chairman
Michael Ninteau, Vice Chairman
Mark DeCaprio
David Geligoff
Keith Sczurek

ABSENT: Donna Skaats, Alt., Philip Ziel, Alt., Jerome Walsh, Alt.

ALSO PRESENT: Holli Smith, Recording Secretary

1) Call to Order:

Chairman Walsh called the June 20, 2019, Special Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:00 p.m. He read the legal notice into the hearing record and introduced the members of the board.

2) Public Hearing for the following:

- a. **#ZBA-19-7928:** Patrice & Kunihiro Kaneda, 18 Pembroke Drive, Ashford, CT, 06278, owners, for property at 116 Deepwood Drive, Lebanon, CT, 06249, Assessors Map 103, Lot 75. Variance from 1) Section 6.1.3) to increase cubic content of original dwelling destroyed by fire to construct basement in new single family dwelling and 2) Section 5.2 to reduce the required 75 foot setback from the lake to 50 feet to construct porch.

Chairman Walsh opened the public hearing and entered the following exhibits into the hearing record: a) Legal Notice; b) Two-page application; c) Copy of deed; d) Assessors Street Card, Map 103, Lot 75; e) Assessors Map 103; f) Abutters List; g) Proposed building plans prepared by NTH Design LLC, Brooklyn, CT; h) Plot plan showing proposed new dwelling, revision dated 3/2/19, prepared by Thomas J. Benoit, L.S.; i) Photographs of existing deck; j) Certified Mail Receipts & Return Receipt Cards (collectively).

A letter not dated, received on 6/17/19, from Erin and Rich Benham, abutting property owners at 120 Deepwood Drive, to Zoning Board of Appeals, in support of the application, was read into the record and labeled exhibit 'K'.

A letter dated 6/16/19, from Frank Hoisl, ALD President, on behalf of the Amston Lake District, to Zoning Board of Appeals, in support of the application, was read into the record and labeled exhibit 'L'.

A letter dated 6/16/19, from Kaida V. Scaglia, abutting property owner at 112 Deepwood Drive, to Zoning Board of Appeals, in support of the application, was read into the record and labeled exhibit 'M'.

Patrice Kaneda, owner, was sworn in and explained that they have submitted the proposed plan to replace their home destroyed by fire last year on July 29, 2018. Ms. Kaneda stated that they are building on the same footprint as the original house with the exception of the small covered porch on the front side (roadside) of the house, also within the 75 foot setback from the lake. Ms. Kaneda also clarified that the proposed deck shown on the plan existed on the original footprint and they will construct the screen porch on a section of the deck.

No one else in the audience spoke either in favor or in opposition to the application.

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

3) Adjournment:

Mr. Sczurek made a motion, seconded by Mr. Nintean, to close the special meeting and public hearing. Motion was unanimously approved and the meeting was adjourned at 7:18 p.m.

Respectfully Submitted,
Holli E. Smith, Recording Secretary
June 24, 2019

(Minutes are unapproved as of transcription date.)

TOWN OF LEBANON
ZONING BOARD OF APPEALS
Thursday, June 20, 2019 ~ 7:00 p.m.

REGULAR MEETING
MINUTES

PRESENT: Jeffrey Walsh, Chairman
Michael Ninteau, Vice Chairman
Mark DeCaprio
David Geligoff
Keith Sczurek

ABSENT: Donna Skaats, Alt., Philip Ziel, Alt., Jerome Walsh, Alt.
ALSO PRESENT: Holli Smith, Recording Secretary

1) Call to Order:

Chairman Walsh called the June 20, 2019, regular meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:19 p.m.

2) Discuss and Act on Public Hearings:

- a. **#ZBA-19-7928:** Patrice & Kunihiro Kaneda, 18 Pembroke Drive, Ashford, CT, 06278, owners, for property at 116 Deepwood Drive, Lebanon, CT, 06249, Assessors Map 103, Lot 75. Variance from 1) Section 6.1.3) to increase cubic content of original dwelling destroyed by fire to construct basement in new single family dwelling and 2) Section 5.2 to reduce the required 75 foot setback from the lake to 50 feet to construct porch..

Mr. Ninteau made a motion to approve application ZBA-19-7928, seconded by Mr. DeCaprio, to include construction depicted on the plot plan submitted, including the exterior deck and porch structures.
Vote: Approved (5) Walsh, Ninteau, DeCaprio, Geligoff, Sczurek.
Opposed (0). Motion approved.

3) Approval of Minutes of Previous Meetings:

- a) **Mr. Ninteau made a motion to approve the January 17, 2019 Special Meeting Minutes as presented, Mr. Geligoff seconded. Motion unanimously approved.**
- b) **Mr. DeCaprio made a motion to approve the January 17, 2019 Regular Meeting Minutes as presented, Mr. Ninteau seconded. Motion unanimously approved.**

4) Old Business: None.

5) New Business: None.

6) Bills: None.

7) Correspondence: CFPZA Newsletters

8) Adjournment:

With no further business, Mr. Sczurek made a motion to adjourn, Mr. DeCaprio seconded. Motion unanimously approved and meeting adjourned at 7:28 p.m.

Respectfully Submitted,
Holli E. Smith, Recording Secretary
June 24, 2019

(Minutes are unapproved as of transcription date.)