

TOWN OF THOMPSON

Zoning Board of Appeals

815 Riverside Drive
P.O. Box 899
North Grosvenordale, CT 06255
PHONE: 860-377-1562
E-MAIL: zeo@thompsonct.org
WEBSITE: www.thompsonct.org

Regular Meeting Agenda: Zoning Board of Appeals

Monday, May 13, 2024 at 7:00 PM

**Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North
Grosvenordale, CT 06255 and via Zoom**

Topic: Zoning Board of Appeals

Time: May 13, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84201878785?pwd=WXRURERHc1I5Rk1oR3ZjYTVZSVkwZz09>

Meeting ID: 842 0187 8785

Passcode: 107246

One tap mobile

+19292056099,,84201878785#,,,,*107246# US (New York)

+13017158592,,84201878785#,,,,*107246# US (Washington DC)

Dial by your location

- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)

Meeting ID: 842 0187 8785

Passcode: 107246

Find your local number: <https://us02web.zoom.us/j/kcODr0Jt51>

1. Call to Order
2. Roll call and Seating of Alternates
3. Public Hearing and Discuss Public Hearing and Possible Action

ZBA 24-01 Sea Realty LLC, property located at 347 Riverside Rd, Ma, Assessors Map 85, Block 51 Lot 14 and 5, Zone TCDD, application pursuant to Conn. Gen. Stat. Sec. 14-54 for Used Car Sales, auto body repair and towing according to The Town of Thompson Zoning Regulations Article 275-3.8.

4. Approval of Regular ZBA Meeting Minutes of April 8, 2024
5. Correspondence
 - a. PZC Regular Meeting Minutes March 25, 2024 – Meeting Cancelled
 - b. ZEO Memo
 - c. Town of Webster ZBA Public Hearing Notice
 - d. ZBA Budget Report April 2024
 - e. CT Federation of Planning and Zoning Agencies Quarterly Newsletter
6. Applications Appeals and Variances

ZBA 24-02 Wesley Monson, property owner of 130 Jezierski Rd, Map 38, Block 68, Lot 10, Zone RRAD, request a 15' side yard variance to install new construction garage, according to Zoning Regulations Article 7, Section 273.3.
7. Applications Received after Agenda Posted
8. Old Business
 - a. Bates Auto
9. New Business
 - a. None
10. Board Member Comments
11. Next Meeting

Monday, June 10, 2024 at 7:00PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255
12. Adjournment

Respectfully Submitted,
Gloria Harvey, Recording Secretary



Town of Thompson, CT
Town of Thompson
815 Riverside Drive North Grosvenordale, CT 06255
860-923-9475



Date:

ZONING BOARD OF APPEALS APPLICATION 2/4/01 No:

Residential

Commercial

☐ Variance from the Zoning Regulations; ☐ Appeal from the Decision of the Zoning Agent
☒ Certificate of Motor Vehicle Related Business

Applicant Information:

Name: Robert Cassim
Address: 33 main st, sturbridge, MA 01566
Phone: 617 699 7428 Cell: same Fax: _____
Email: bert.cassim05@gmail.com
Legal Interest: _____

Owner Information:

Name: SEA REALTY LLC
Address: 33 Main St, sturbridge, MA 01566
Phone: 617 699 7428 Cell: same Fax: _____
Email: searealtyllc@gmail.com
☐ Attached is documentation verifying ownership of the property. Attach Property Card if owner.

Subject Parcel:

Deed Volume: _____ Page: _____

Address: 347 Riverside Dr
Acreage: _____ Zone: _____ Assessor's Map, Block, Lot #: 85, 51, 4
Is the subject parcel within 500 ft. of the Town boundary? ☐ yes ☒ no
If yes, what town(s) does it border? _____

X

Variance Request:

I hereby apply for a Variance to Article(s) _____ of the Zoning Regulations, to permit the following:

Is a Hardship claimed? ☐ If so, what is the specific Hardship?

☒ Appeal from the Decision of the Zoning Agent:

I hereby **Appeal** the Decision of the Zoning Agent dated: _____ (attach copy), stating

The basis for my Appeal is:

Certificate of Motor Vehicle Related Business:

Describe Proposed Use: *Used car sales, repair, body & towing*
ARTICLE - 275-3.8, C.G.S. Sec 14-54

Previous Applications:

Has any previous application for Variance, Appeal, or Approval of Location been filed with this premise? *No*

If so, for what purpose? _____ When? _____. File No. _____

Parties of Interest:

Attorney / Engineer / Architect / Builder Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email: _____

Fees*: *335.00*

\$60.00 (State Fee) + Town Fee \$ _____ = \$ *335.00* (Total Fee)

*Total Fee payable to: Town of Thompson

Signatures:

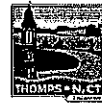
Signature of Owner(s) *Ralph A. Cassin* Date: *4/1/2024*

Signature of Applicant(s) *Ralph A. Cassin* Date: *4/1/2024*



Town of Thompson, CT

Town of Thompson
815 Riverside Drive North Grosvenordale, CT 06255
860-923-9475



Date: 4/22/24 ZONING BOARD OF APPEALS APPLICATION

No:

Residential

Commercial

☒ Variance from the Zoning Regulations; ☐ Appeal from the Decision of the Zoning Agent
☐ Certificate of Motor Vehicle Related Business

Applicant Information:

Name: Wesley Monson

Address: 130 Jezierski RD ~~N. Grosvenordale~~ N. Grosvenordale

Phone: _____ Cell: 508-331-5780 Fax: _____

Email: Everest00231@gmail.com

Legal Interest: _____

Owner Information:

Name: Everest Enterprises

Address: P.O. 535 charlton MA

Phone: _____ Cell: 508-331-5780 Fax: _____

Email: Everest00231@gmail.com

☐ Attached is documentation verifying ownership of the property.

Attach Property Card if owner.

Subject Parcel:

Deed Volume: _____ Page: 9/68

Address: 130 Jezierski RD

Acreage: .74 Ac Zone: BRAD Assessor's Map, Block, Lot #: 38 68 10

Is the subject parcel within 500 ft. of the Town boundary? ☐ yes ☒ no

If yes, what town(s) does it border? _____

Variance Request:

I hereby apply for a Variance to Article(s) 7-273.3 of the Zoning Regulations, to permit the following:

- New construction garage/cold storage to be placed 10' from property line of 148 Jezierski RD.

Is a Hardship claimed? ☒ If so, what is the specific Hardship?

ledge hillside

Appeal from the Decision of the Zoning Agent:

I hereby **Appeal** the Decision of the Zoning Agent dated: _____ (attach copy), stating

The basis for my Appeal is:

Certificate of Motor Vehicle Related Business:

Describe Proposed Use:

Previous Applications:

Has any previous application for Variance, Appeal, or Approval of Location been filed with this premise? NO

If so, for what purpose? _____ When? _____. File No. _____

Parties of Interest:

Attorney / Engineer/ Architect / Builder Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email: _____

Fees*:

\$60.00 (State Fee) + Town Fee \$ _____ = \$ 335.00 (Total Fee)

*Total Fee payable to: Town of Thompson Pd cb # 1143 Receipt # 542316

Signatures:

Signature of Owner(s) Wade [Signature] Date: 4/22/24

Signature of Applicant(s) Wade [Signature] Date: 4/22/24