



# 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](mailto:zeo@thompsonct.org)  
WEBSITE: [www.thompsonct.org](http://www.thompsonct.org)

Agenda: Zoning Board of Appeals  
Monday, April 10, 2023 at 7:00 PM

p. 1 of 2

Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

Topic: Zoning Board of Appeals

Time: April 10, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81090006765?pwd=a1ZRZldHUUnY3NEFpWXI2UXBOSDRWUT09>

Meeting ID: 810 9000 6765

Passcode: 379771

One tap mobile

+13126266799,,81090006765#,,,,\*379771# US (Chicago)

+16469313860,,81090006765#,,,,\*379771# US

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

1. Call to order
2. Roll call and seating of alternates
3. Public Hearing  
**ZBA 23-01 Applicant Gary Rawson** owner of Quaddick Lake Company Inc. 9 Logee Pointy Rd, Map 141 Block 17 Lots H & X, Zone Lake District, requesting a variance from Town of Thompson Regulations, Amended January 3, 2023, to create 3 building lots, Lot H, 5,000 sq ft, variance of 10,000 sq ft, Lot X, 1 lot 10,000 sq ft, variance of 5,000 sq ft and 1 lot ,5000sq ft, variance of 10,000 sq ft according to Article 4G Lake District, Section 3-A-2 Dimensional Requirements  
**Open Public Hearing**
4. Discuss Public Hearing and Possible Action:
5. Approval of Regular ZBA Meeting Minutes
  - a. ZBA Regular Meeting Minutes February 13, 2023
6. Correspondence:
  - a. Town of Webster Zoning Board of Appeals Decision
  - b. Town of Webster Zoning Board of Appeals Decision
  - c. ZEO Memo (sent via email)
  - d. Minutes of Planning and Zoning Commission March 27 , 2023
  - e. ZBA Budget July 1, 2022 to March 10, 2023
7. APPLICATIONS: APPEALS AND VARIANCES  
**ZBA 23-02 Applicant John Lowe III**, owner of 42 Plum Road, Map 83, Block 50 Lot 1H, Zone RRAD, request variance to build garage parallel to the existing residential structure, requesting a rear setback variance of 15', according to Zoning Regulations Article 4A, Section 3.  
**Accept for a Public Hearing**

## Zoning Board of Appeals Regular Meeting Agenda April 10, 2023

**ZBA 23003 Applicant Scott Santerre**, owner of 128 Elmwood Hill Rd, Map 164, Block 11, Lot, 33 Zone RRAD  
Requesting variance to create 2 lots at 128 Elmwood Hill Rd which will decrease lot size, Article 4A, Section 3- A  
Dimensional Requirements and Article 4A, Section D lot frontage.

**Accept for a Public Hearing**

8. APPLICATIONS RECEIVED AFTER AGENDA POSTED:

9. Old Business:

a. Bates Auto Report

10. New Business:

a. TBD

11. Next Meeting

Monday, May 8, 2023, 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

PLANNING AND DEVELOPMENT OFFICE

FOR OFFICE USE ONLY REQUIRED FEE: \$335.00

Fee Paid \$: \_\_\_\_\_ Cash  Check # \_\_\_\_\_  
Make Check Payable to: Town of Thompson

Application Submission Date: 2-7, 2023

Application number: ZDA-23-01

Variance Application       Certificate of Location/Motor Vehicle\*

Appeal Application       Lessen Non-Conforming Use\*

Application Number \_\_\_\_\_

Date of Application 2-7 2023

Office Space Use Only

Name of Applicant: Gary Rawson Telephone #: \_\_\_\_\_  
*Print*

Address: 59 Oak Drive Woodstock CT 06282 (Optional) Cell #: 860 928-1015

Owner(s) of Record: Quaddick Lake Camping Inc. Telephone #: 860 928 1015

Address: 9 Logee Point Rd  
Thompson CT 06277

Address of Subject Property: \_\_\_\_\_

Deed Information: Volume Number \_\_\_\_\_ Page Number \_\_\_\_\_

Map 141 Block 17 Lot H, X Zone \_\_\_\_\_

State Nature of  Variance\*  Appeal: Site X - Remove 3 camp trailer, Construct  
2 single family houses adding 2 <sup>lease</sup> ~~lot~~ lines/lots Lot H Add lease line/Lot Construct  
single family home

State Reason for Hardship or Grievance: \_\_\_\_\_  
Need variance to remove trailers and construct homes  
due to recently changed zoning from 4500sqft to 15,000

**The following information shall accompany the application & is the responsibility of the Applicant:**

- \_\_\_\_\_√ A description/notice of the proposed *variance* to the applicable property owners located within a two hundred (200') foot radius from all lot lines of the subject property; information on the required 200' radius is available in the Thompson's Assessor's Office's database, mapping system.
  - \_\_\_\_\_√ A stamped A2 survey by a CT licensed land surveyor of subject property (Effective as of November 13, 2006).
  - \_\_\_\_\_√ The applicant, at his/her expense at least ten (10) business days before the date of the Public Hearing, shall mail, postage prepaid, by certified/mail return receipt to the applicable property owners located, (as stated above) 200-foot radius from all lot lines of the subject property.
  - \_\_\_\_\_√ The applicant will have four (4) business days prior to the Public Hearing to file the Certified/Mail Receipt (green card & white paid receipt) with the Commission or its designated Zoning Enforcement Office.
  - \_\_\_\_\_√ A sign posted on the premises announcing the Public Hearing shall be in place 14 calendar days prior to the scheduled hearing and removed within 48-hours of conclusion of the hearing.
- \_\_\_\_\_√ A check made payable to the Town of Thompson: \$210.00 + \$50 + \$75 = \$335.00  
*Sign* *Legal notice* *Total*
- .....

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_, 20

Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_, 20

.....

DATE OF PUBLIC HEARING \_\_\_\_\_, 20 APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

REASON FOR DECISION \_\_\_\_\_

\_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_, 20  
Chairman, Thompson Zoning Board of Appeals

.....

NOTE: If Variance or Appeal is approved, the applicant will receive a formal Approval which shall be recorded with the Town of Thompson's Town Clerk at the Applicant's Expense and then becomes effective 15 days after the publication of the Legal Notice of Approval. A variance is not valid until the approval has been filed in the Town Clerk's office.

***Next Page (3) List Names of Abutters***

\_\_\_\_\_



### Town of Thompson, CT



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

Date: \_\_\_\_\_ **ZONING BOARD OF APPEALS APPLICATION** No: 23-02  
 Variance from the Zoning Regulations;  Appeal from the Decision of the Zoning Agent  
 Certificate of Motor Vehicle Related Business

**Applicant Information:**  
Name: John Howe III  
Address: 42 Plum rd  
Phone: 704 774-4525 Cell: 1-774-9220409 Fax: \_\_\_\_\_  
Email: -johnstowe86@hotmail.com  
Legal Interest: OWNER

**Owner Information:**  
Name: SAME  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_  
 Attached is documentation verifying ownership of the property. **Attach Property Card if owner.**

**Subject Parcel:** Deed Volume: 896 Page: 153  
Address: Same  
Acreage: .921 Zone: RRAD Assessor's Map, Block, Lot #: 83-50-1H  
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) 4A, 5.3 of the Zoning Regulations, to permit the following:  
15' Rear Variance. Build garage; parallel to house  
5' from rear setback  
Is a Hardship claimed?  If so, what is the specific Hardship?  
No garage is parallel to the house.



TOWN of THOMPSON  
PLANNING AND DEVELOPMENT OFFICE

FOR OFFICE USE ONLY

REQUIRED FEE: \$335.00

Fee Paid \$: \_\_\_\_\_  Cash  Check # 335.00  
Make Check Payable to: Town of Thompson

Application Submission Date: 3-5 2023

Application number: 23-03

<input checked="" type="checkbox"/> Variance Application	<input type="checkbox"/> Certificate of Location/Motor Vehicle*
<input type="checkbox"/> Appeal Application	<input type="checkbox"/> Lessen Non-Conforming Use*
Application Number <u>23-03</u>	
Date of Application <u>4-5</u> 20 <u>23</u>	
Office Space Use Only	

Name of Applicant: SCOTT SANTERRE Telephone #: \_\_\_\_\_  
Print

Address: 128 ELWOOD HILL RD (Optional) Cell #: 860-234-0300  
THOMPSON CT.

Owner(s) of Record: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address: P.O. Box 145 email: ssanterre02@yahoo.com  
Thompson, CT. 06277

Address of Subject Property: 128 Elmwood Hill Rd.

Deed Information: Volume Number \_\_\_\_\_ Page Number \_\_\_\_\_

Map 164 Block 11 Lot 33 Zone RRAD

State Nature of  Variance\*  Appeal: Undersized lot, splitting lot

for son to build house, have enough road frontage, short on 40,000 acre hardship.

State Reason for Hardship or Grievance: Existing size of lot created

1990

**The following information shall accompany the application & is the responsibility of the Applicant:**

- A description/notice of the proposed *variance* to the applicable property owners located within a two hundred (200') foot radius from all lot lines of the subject property; information on the required 200' radius is available in the Thompson's Assessor's Office's database, mapping system.
  - A stamped A2 survey by a CT licensed land surveyor of subject property (Effective as of November 13, 2006).
  - The applicant, at his/her expense at least ten (10) business days before the date of the Public Hearing, shall mail, postage prepaid, by certified/mail return receipt to the applicable property owners located, (as stated above) 200-foot radius from all lot lines of the subject property.
  - The applicant will have four (4) business days prior to the Public Hearing to file the Certified/Mail Receipt (green card & white paid receipt) with the Commission or its designated Zoning Enforcement Office.
  - A sign posted on the premises announcing the Public Hearing shall be in place 14 calendar days prior to the scheduled hearing and removed within 48-hours of conclusion of the hearing.
- A check made payable to the Town of Thompson: \$210.00 + \$50 + \$75 = \$335.00  
*Sign    Legal notice    Total*

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_, 20

Signature of Property Owner Scott Santoro Date 4/5/23, 2023

DATE OF PUBLIC HEARING 5/8, 2023 APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

REASON FOR DECISION \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_, 20  
 Chairman, Thompson Zoning Board of Appeals

NOTE: If Variance or Appeal is approved, the applicant will receive a formal Approval which shall be recorded with the Town of Thompson's Town Clerk at the Applicant's Expense and then becomes effective 15 days after the publication of the Legal Notice of Approval. A variance is not valid until the approval has been filed in the Town Clerk's office.

**Next Page (3) List Names of Abutters**