



TOWN OF THOMPSON

Zoning Board of Appeals

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

Agenda: Zoning Board of Appeals

Monday, May 8, 2023 at 7:00 PM

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

Join Zoom Meeting

<https://us02web.zoom.us/j/81753327518?pwd=L0pkN3hXdVFXVWZS21YOGdmTDRPQT09>

Meeting ID: 817 5332 7518

Passcode: 217573

Dial by your location

+1 646 931 3860 US

1. Call to order
2. Roll call and seating of alternates
3. Public Hearing
 - 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. Open Public Hearing
 - ZBA 23-03 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. Open Public Hearing
 - ZBA 23-04 Applicant Dave Bove** owner 511 Brandy Hill Rd, Map 143, Block 17, Lot 1 A Zone LD property owner mailing address 577 Carle Rd, Westbury, N.Y. 11590, Requesting a variance to build an attached garage to the residential structure 45% beyond the allowed 25% according to the Town of Thompson Zoning Regulations Article 2, Section 10 – 4. Storage space is needed. Open Public Hearing
4. Discuss Public Hearing and Possible Action:
5. Approval of Regular ZBA Meeting Minutes
 - a. ZBA Regular Meeting Minutes April 10, 2023
6. Correspondence:
 - a. ZEO Memo
 - b. Minutes of Planning and Zoning Commission April 24, 2023
 - c. ZBA Budget July 1, 2022 to April 10, 2023
7. APPLICATIONS: APPEALS AND VARIANCES
8. APPLICATIONS RECEIVED AFTER AGENDA POSTED:
9. Old Business:
 - a. Bates Auto Report
10. New Business:
 - a. Discuss Amendment to ZBA By-Laws, Article IX – order of Business, Section 1

11. Next Meeting

Monday, June 12, 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, CT



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

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

Applicant Information:
Name: John Lowe III
Address: 42 Plum rd
Phone: — 704 774-4525 Cell: 1-774-9220409 Fax: —
Email: -johnslowe86@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 #: 83-50-14
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 set back
Is a Hardship claimed? If so, what is the specific Hardship?
No garage is parallel to the house.

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: N/A

Attorney / Engineer / Architect / Builder Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email: _____

Fees*:

\$60.00 (State Fee) + Town Fee \$ 275.00 = \$ 335.00 (Total Fee)

*Total Fee payable to: Town of Thompson CR # 198036 3-27-23

Signatures:

Signature of Owner(s) John Duvall Date: 03/20/2023

Signature of Applicant(s) John Duvall Date: 03/20/2023



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, 20 22

Application number: 23-03

Variance Application Certificate of Location/Motor Vehicle*

Appeal Application Lessen Non-Conforming Use*

Application Number 23-03

Date of Application 4-5 2023

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/, 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



Town of Thompson, CT



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

Date: 4-23 ZONING BOARD OF APPEALS APPLICATION

No:

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

ZBA23-04

Applicant Information:

Name: DAVID BOVE
Address: 511 BRANDY HILL RD
Phone: _____ Cell: 516-369-8702 Fax: _____
Email: _____
Legal Interest: _____

Owner Information:

Name: DAVID BOVE
Address: 577 CARLE RD WESTBURY, N.Y. 11590
Phone: _____ Cell: _____ Fax: _____
Email: _____

Attached is documentation verifying ownership of the property. Attach Property Card if owner.

Subject Parcel:

Deed Volume: 1032 Page: 212

Address: SAME

Acreage: .14 Zone: LD Assessor's Map, Block, Lot #: 143, 7, 1A

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) 2, 5-10-4 of the Zoning Regulations, to permit the following:

TO RENOVATE EXISTING HOME, BUILD GARAGE, ATTACHED TO STRUCTURE

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

THE HOUSE WAS BUILT IN 1967 BEFORE ZONING, IN THE SETBACK STORAGE SPACE IS NEEDED

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? _____

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 \$ _____ = \$ _____ (Total Fee)

*Total Fee payable to: Town of Thompson

Signatures:

Signature of Owner(s) David Bow Date: 7-8-23

Signature of Applicant(s) _____ Date: _____