



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

Agenda: Zoning Board of Appeals Monday, May 10, 2021 Zoom Meeting 7:00 PM

p. 1 of 2

Topic: Zoning Board of Appeals
Time: May 10, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/85362372667?pwd=N1lIcGpoVThEdHJkYnhyREkzZXZiUT09>

Meeting ID: 853 6237 2667
Passcode: 615211
One tap mobile
+19292056099,,85362372667#,,,,*615211# US (New York)
+13017158592,,85362372667#,,,,*615211# US (Washington DC)

Dial by your location
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 853 6237 2667
Passcode: 615211
Find your local number: <https://us02web.zoom.us/u/kbi03x1lm3>

1. Call to order
2. Roll call and seating of alternates
3. Public Hearing:
ZBA 21-02 *Bates Auto Parts, Inc., Owner of Record Linehouse Road LLC, c/o Maher and Cotnoir, PO Box 187, Putnam, CT, property located at 64 Linehouse Rd, Map 38, Block 71 and 71B, Lot 13 and 5, Zone RRAD.* This is an application pursuant to Conn. Gen. Stat. Sec. 14-67 for approval to use the premises for the operation or maintenance of a motor vehicle recycler's yard or motor vehicle recycler's business.
4. Discuss Public Hearing and Possible Action:

Zoning Board of Appeals Regular Meeting Agenda May 10, 2021

5. Approval of Regular ZBA Meeting Minutes, April 12, 2021

6. Correspondence:

- a. PZC Special Meeting Minutes April 14, 2021
- b. PZC Regular Meeting Minutes April 26, 2021
- c. Town of Thompson ZBA Budget Report April 2021
- d. ZEO Memo
- e. Resignation Earl Rosebrooks
- f. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter

7. APPLICATIONS: APPEALS AND VARIANCES

ZBA 21-03 Karol and Grazyna Wojtowicz Owner of Record, 2 Marcy Lane, Map 83, Block 7, Lot 13 D, Zone RRAD requesting 16-foot side yard setback to build a 36' x 21' detached garage.

8. APPLICATIONS RECEIVED AFTER AGENDA POSTED:

9. Old Business:

10. New Business:

11. Next Meeting

Monday, June 14, 2021 7:00PM via Zoom or To Be Determined

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 \$ 335 Cash Check # 8521 Make Check Payable to: Town of Thompson

Application Submission Date: 4-5, 20 21

Application number: 21-02

Application type selection box containing: Variance Application, Appeal Application, Certificate of Location/Motor Vehicle*, and Lessen Non-Conforming Use*. Includes handwritten application number 21-02 and date 4-12-2021.

Name of Applicant: Bates Auto Parts, Inc. Telephone #: (860) 928-9694

Address: Putnam, CT 06260 (Optional) Cell #: c/o Maher and Cotnoir, PO Box 187

Owner(s) of Record: Linehouse Road, L.L.C. Telephone #: (860) 928-9694

Address: c/o Maher and Cotnoir

PO Box 187, Putnam, CT 06260

Address of Subject Property: 0 and 64 Linehouse Road. Deed Information table with Volume Number 486, Page Number 285, Map 38, Block 71B, Lot 5, Zone RA80.

State Nature of Variance* Appeal: This is an application pursuant to Conn. Gen. Stat. Sec. 14-67 for approval to use the premises for the operation or maintenance of a motor vehicle recycler's yard or motor vehicle recycler's business.

State Reason for Hardship or Grievance: No hardship is required. Application if being filed because the owner of the property and the pre-existing recycler's business has died and the estate is seeking to have a permit issued so that the business and property may be sold in order to assure environmental compliance at the site and to be able to pay the estate's creditors, including the town of Thompson.

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

.....
 Bates Auto Parts, Inc.

Signature of Applicant *Ernest J. Cotnoir* Date April 5, 2021
Ernest J. Cotnoir, admin. of the estate of
 Frederick J. Bates, owner

Signature of Property Owner *Ernest J. Cotnoir* Date April 5, 2021
Lighthouse Road, L.L.C.
 Ernest J. Cotnoir, admin of the estate
 of Frederick J. Bates, owner

DATE OF PUBLIC HEARING 5-10, 2021 / 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

PLANNING AND DEVELOPMENT OFFICE

FOR OFFICE USE ONLY REQUIRED FEE: \$335.00

Fee Paid \$: 335- Cash Check # 665 Make Check Payable to: Town of Thompson

Application Submission Date: 5-3, 20 21

Application number: 21-03

Variance Application Appeal Application Certificate of Location/Motor Vehicle* Lessen Non-Conforming Use* Application Number Date of Application 5/3/ 20 21 Office Space Use Only

Name of Applicant: KAROL HOJTONICKI Telephone #: (774)-578-3767 Print

Address: 2 Nancy Ln (Optional) Cell #: -

Owner(s) of Record: Jane Telephone #: -

Address: -

Address of Subject Property: 2 Nancy Ln, North Grosvenordale, CT 06255 Deed Information: Volume Number Page Number Map 83 Block 57 Lot 13D Zone RRAD

State Nature of Variance* Appeal: 36' x 21' Detached Garage

State Reason for Hardship or Grievance: 16' sideyard setback deficiency Due to existing house location & existing driveway location.

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.
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- A check made payable to the Town of Thompson: \$210.00 + \$50 + \$75 = \$335.00
Sign Legal notice Total

Signature of Applicant Howard Wojtowicz Date 5/3/2021, 20

Signature of Property Owner Howard Wojtowicz Date 5/3/2021, 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.

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email: wojtowiczkg@gmail.com