

**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

p. 1 of 2

Monday, June 7, 2021 at 7:00 PM

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

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. Rescheduled from May 10, 2021

 - 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.
4. Discuss Public Hearing and Possible Action:
5. Approval of Regular ZBA Meeting Minutes, May 10, 2021
6. Correspondence:
 - a. PZC Regular Meeting Minutes May 24, 2021
 - b. Town of Thompson ZBA Budget Report May 2021
 - c. ZEO Memo
 - d. Town of Webster Zoning Board of Appeals Decision
 - e. Town of Webster Zoning Board of Appeals Public Hearing Notice

7. APPLICATIONS: APPEALS AND VARIANCES

ZBA 21-04 – James Brazel & Susan Waters, Owner of Record 53 Wrightson Drive, Map 153, Block 17, Lot 14, Zone LD, request a variance to the Town of Thompson Amended Regulations, Article 4G, LD District, Section 3, Dimensional Requirements, Front setback for an accessory structure shall equal or exceed that of the primary structure. Applicant placement of the detach garage is on roadside of house.

8. APPLICATIONS RECEIVED AFTER AGENDA POSTED:

9. Old Business:

10. New Business:

11. Next Meeting

Monday, July 12, 2021 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 \$: 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 with checkboxes for Variance, Appeal, Certificate of Location, and Lessen Non-Conforming Use. Includes application number 21-02 and date 4-12-2021.

Name of Applicant: Bates Auto Parts, Inc. Telephone #: (860) 928-9694
Address: Putnam, CT 06260
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 is 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. Cotrfoir* Date April 5, 2021
Ernest J. Cotrfoir, admin. of the estate of
 Frederick J. Bates, owner

Signature of Property Owner *Ernest J. Cotrfoir* Date April 5, 2021
Lighthouse Road, L.L.C.
 Ernest J. Cotrfoir, 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

<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 _____	
Date of Application <u>5/3/</u> 20 <u>21</u>	
Office Space Use Only	

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

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

Owner(s) of Record: same Telephone #: _____

Address: _____

Address of Subject Property: <u>2 Nancy Ln, North Grosvenordale, CT 06255</u>	
Deed Information: Volume Number _____	Page Number _____
Map <u>23</u>	Block <u>57</u> Lot <u>13D</u> Zone <u>RRAD</u>

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:

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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 _____

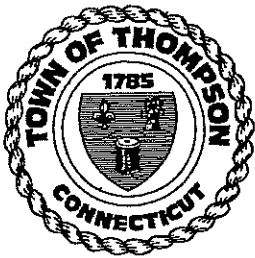
REASON FOR DECISION _____

Signed _____ Date _____, 20
 Chairman, Thompson Zoning Board of Appeals

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Next Page (3) List Names of Abutters

email: wojtowiczkg@gmail.com



TOWN of THOMPSON
Planning and Zoning Offices

FOR OFFICE USE ONLY Required FEE: \$335.00
Fee Paid: \$ _____ Cash
 Check # _____
Check Payable to Town of Thompson

RECEIVED
3-2-2010
ca

Variance application Certificate of Location/Motor Vehicle Repair
 Appeal application Lessen Non-conforming Use
Application Number: _____
Application Date Received: _____, 20 _____

Name of Applicant: James Brazel/Susan Waters

Contact Information: H28ssu@yahoo.com Telephone or (optional) Cell: 860 202 9099

Owner(s) of Record: James Brazel
Susan Waters

Address of Owner(s) of Record: _____

Address of Subject Property: 53 Wrightson Dr
Assessor's Property Information:
Map 143, Block 17, Lot 14
Deed Information: Volume _____ Page _____ Zone lake district

State Nature of: Variance or Appeal: placement of
detach garage on road side of house

State Nature of Hardship or Grievance: adequet land where proposed
garage is placed, garage behind house blocks lake view
If required additional space for statement attach a type written letter to this form...

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 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 *Suzanne Walter / James Bezel* Date _____, 20

Signature of Property Owner *Suzanne Walter / James Bezel* Date _____, 20

DATE OF PUBLIC HEARING _____, 20 APPROVED _____ DENIED _____

REASON FOR DECISION _____

Signed _____ Date _____, 20
 Chairman, Thompson Zoning Board of Appeals

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