

**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, July 12, 2021 at 7:00 PM**

p. 1 of 2

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

1. Call to order

Chairman Kevin Beno called the meeting to order at 7:00 PM and welcomed a new

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.

Applicant is on vacation for this meeting, he asked to open the Public Hearing and continue Public Hearing to the next ZBA meeting on July 12, 2021.

The applicant is requesting a motion to add the following amendment to the application: To amend application #21-03 to include a variance to the Town of Thompson Amended Regulations, Article 4A, Rural Residential AG District, Section 3, Dimensional Requirements, Front setback for an accessory structure shall equal or exceed that of the primary structure. As noted in plans and the attached pictures the location of the garage will be in front of the front of the primary structure.

Zoning Board of Appeals Regular Meeting Agenda July 12, 2021

p. 2 of 2

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.

4. Discuss Public Hearing and Possible Action:
5. Approval of Regular ZBA Meeting Minutes, June 7, 2021
6. Correspondence:
 - a. PZC Regular Meeting Minutes June 28, 2021
 - b. Town of Thompson ZBA Budget Report June 2021
 - c. ZEO Memo
 - d. Town of Webster Zoning Board of Appeals Zoning Board Decision
 - e. Town of Webster Zoning Board of Appeals Public Hearing Notice
 - f. Town of Webster Zoning Board of Appeals Public Hearing Notice
 - g. Town of Webster Memorandum Meeting Agenda and Change of Meeting Location
7. APPLICATIONS: APPEALS AND VARIANCES
8. APPLICATIONS RECEIVED AFTER AGENDA POSTED:
9. Old Business:
10. New Business:
11. Next Meeting
Monday, August 9, 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, 2021

Application number: 21-02

<input type="checkbox"/> Variance Application	<input checked="" type="checkbox"/> Certificate of Location/Motor Vehicle*
<input type="checkbox"/> Appeal Application	<input type="checkbox"/> Lessen Non-Conforming Use*
Application Number <u>21-02</u>	
Date of Application <u>4-12</u> 20 <u>21</u>	
<i>Office Space Use Only</i>	

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

Print

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

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:			
<u>0 and 64 Linehouse Road</u>			
Deed Information: Volume Number		<u>486</u>	Page Number <u>285</u>
38	71	13	RA80
Map <u>38</u>	Block <u>71B</u>	Lot <u>5</u>	Zone <u>RA80</u>

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. Cottrill Date April 5, 2021
Ernest J. Cottrill, admin. of the estate of Frederick J. Bates, owner

Signature of Property Owner Ernest J. Cottrill Date April 5, 2021
Lighthouse Road L.L.C.
 Ernest J. Cottrill, 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 <u>21-03</u>	
Date of Application <u>5/3/</u> 20 <u>21</u>	
Office Space Use Only	

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

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

Owner(s) of Record: Sam Telephone #: —

Address: _____

Address of Subject Property: <u>2 Nancy Ln, North Grosvenordale, CT 06255</u>	
Deed Information: Volume Number _____	Page Number _____
Map <u>R3</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.

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Sign Legal notice Total

Signature of Applicant Wojciech Wajton Date 5/3/2021, 20

Signature of Property Owner Wojciech Wajton Date 5/3/2021, 20

DATE OF PUBLIC HEARING _____, 20 APPROVED _____ DENIED _____

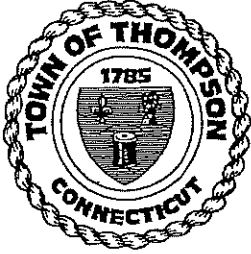
REASON FOR DECISION _____

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

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Next Page (3) List Names of Abutters

email: wajtowiczkg@gmail.com



TOWN of THOMPSON Planning and Zoning Offices

FOR OFFICE USE ONLY Required FEE: \$335.00

Fee Paid: \$ 335.00 . Cash Check # 2695 Check Payable to Town of Thompson

- Variance application Certificate of Location/Motor Vehicle Repair Appeal application Lessen Non-conforming Use

Application Number: 21-04

Application Date Received: 6-3 20 21

Name of Applicant: James Brazel/Susan Waters

Contact Information: H2@ssu@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: adequate 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.
 - _____√ 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.
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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 *Suzanne White / James Bezel* Date _____, 20

Signature of Property Owner *Suzanne White / 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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