

**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

p. 1 of 2

Monday, August 9, 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. Continued from July 12, 2021 ZBA meeting.

 - ZBA 21-03 Karol and Grazyna Wojtowicz Owner of Record, 2 Marcy Lane, Map 83, block 57, Lot 13 D, Zone RRAD requesting 16-foot Side Yard setback to build a 36' x 21' detached garage.
Application Amended- ZBA meeting on June 7, 2021, to request a variance from Town of Thompson Amended Zoning regulations, Article 4A Rural Residential Agricultural District, Section 3, General Development Standards, Accessory Structure to the Primary Building, Front setback for an accessory structure shall equal or exceed that of the primary structure. Continued from July 12, 2021 ZBA meeting
4. Discuss Public Hearing and Possible Action:
5. Approval of Regular ZBA Meeting Minutes, July 12, 2021
6. Correspondence:
 - a. PZC Regular Meeting Minutes July 26, 2021
 - b. Town of Thompson ZBA Budget Report July 2021
 - c. ZEO Memo

Zoning Board of Appeals Regular Meeting Agenda August 9, 2021

p. 2 of 2

- d. Town of Webster Zoning Board of Appeals Public Hearing Notice
- e. Town of Webster Zoning Board of Appeals Decision
- f. Town of Webster Zoning Board of Appeals Decision
- g. ZBA Members List

7. APPLICATIONS: APPEALS AND VARIANCES

8. APPLICATIONS RECEIVED AFTER AGENDA POSTED:

9. Old Business:

10. New Business:

- a. StofC. General Assembly- Substitute House Bill No. 6107 Public Act No. 21-29
- b. 2021 Guide to Legislation Impacting Development and Land Use Procedures

11. Next Meeting

- Monday, September 13, 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

- Variance Application Certificate of Location/Motor Vehicle*
 Appeal Application Lessen Non-Conforming Use*

Application Number 21-02

Date of Application 4-12 2021

Office Space Use Only

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

c/o Maher and Cotnoir, PO Box 187
Address: 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:

0 and 64 Linehouse Road

Deed Information: Volume Number 486 Page Number 285
38 71 13 RA80
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.

(Page 1 of 4)

MUNICIPAL BUILDING
815 RIVERSIDE DRIVE, P.O. Box 899 NO. GROSVENORDALE, CONNECTICUT 06255
TELEPHONE (860) 923-9475 x130 • FAX (860) 923-9897

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

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

.....

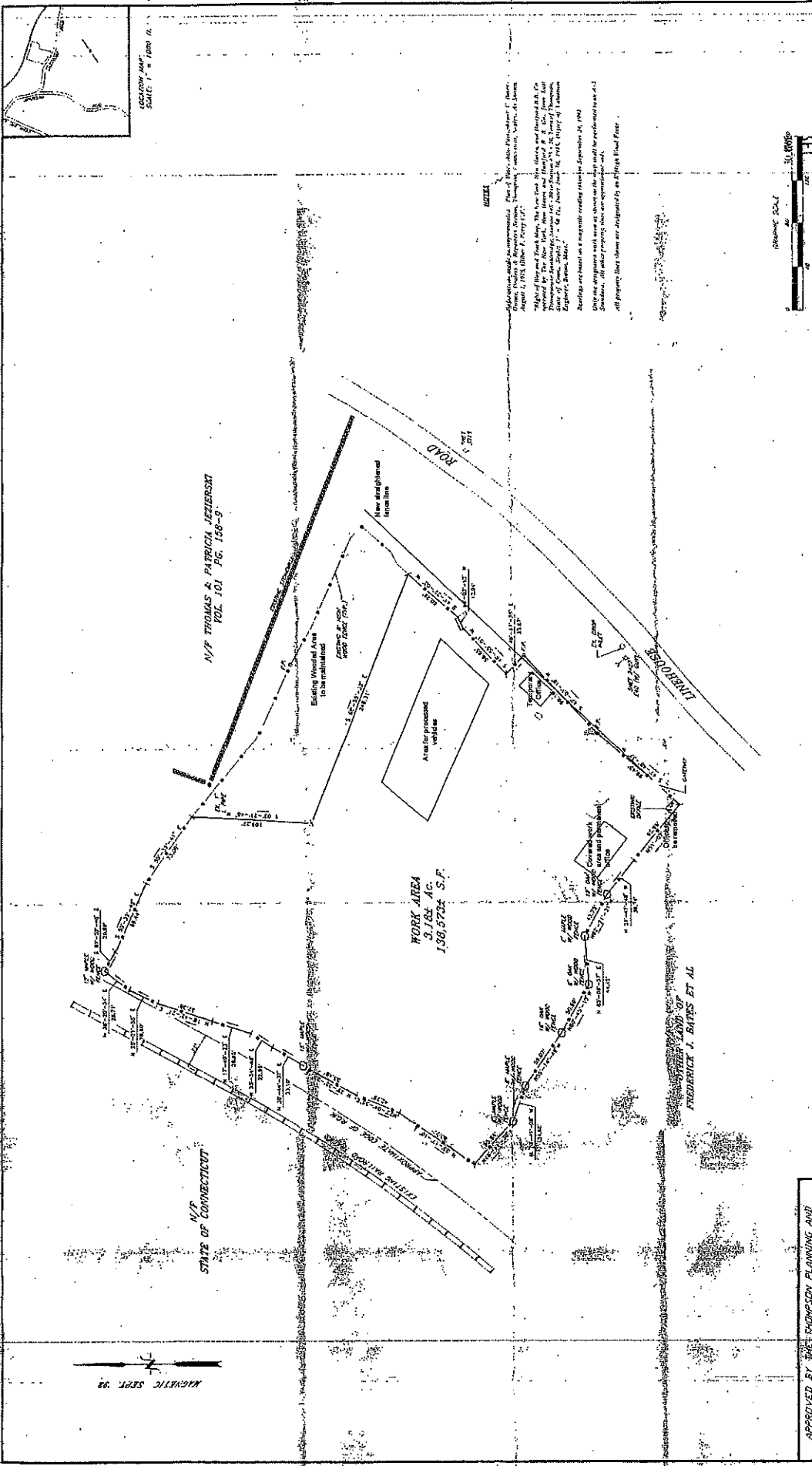
DATE OF PUBLIC HEARING 5-10, 2021 / APPROVED _____ DENIED _____

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 Abuffers



DATE	1/22/72	DESCRIPTION
NO.	1000	PROPOSED DRIVE
BY		
SCALE	1" = 40'	
PERSON		
PROJECT		
OWNER		
DATE		
SHEET	1	
OF	1	
MESSIER B ASSOCIATES, INC. SURVEYORS - ENGINEERS 170 MAULDT ROAD MANCHESTER, CT 06460		
PLANNING SURVEY DESIGN CONSTRUCTION DR. V. J. BATES		
FREDERICK J. BATES LINDENSBURG ROAD TRANSMON, CONNECTICUT		

TOTAL PROJECT AREA = 3.162 AC.
ZONE: RA-80

- LEGEND**
- EXISTING ROAD OR UTILITY PAVE
 - 4" HIGH WOOD FENCE
 - 4" HIGH CONCRETE FENCING
 - 4" HIGH WOOD FENCE
 - 4" HIGH CONCRETE FENCING

NOT RESPONSIBLE FOR CONSTRUCTION USE AS FULLY RECORDED UNDER THE REGISTRATION ACT OF 1952.

ASSIGNED BY THOMPSON PLANNING AND SURVEYING COMPANY
 RECEIVED FOR RECORDING
 DATE: 1/22/72
 TIME: 10:00 AM
 BY: [Signature]

RECEIVED BY THOMPSON PLANNING AND SURVEYING COMPANY
 RECEIVED FOR RECORDING
 DATE: 1/22/72
 TIME: 10:00 AM
 BY: [Signature]

Information made available to the public under the provisions of the Freedom of Information Act, 5 U.S.C. 552, is hereby acknowledged. This information was obtained from the files of the Surveyors and Engineers of the State of Connecticut, Department of Public Safety, Bureau of Professional Regulation, 100 State Street, Hartford, Connecticut 06103.



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, 2021

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 HOJTOHICXI Telephone #: (774)-578-3767
Print

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

Owner(s) of Record: Jane 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:

- 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 Donald Wojtowicz Date 5/3/2021, 20

Signature of Property Owner Donald 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.

Next Page (3) List Names of Abutters

email: wajtowiczkg@gmail.com

