



TOWN OF  
**THOMPSON**  
ZONING BOARD OF APPEALS

Agenda: Zoning Board of Appeals  
Monday, October 14, 2020  
Zoom Meeting 7:00 PM

p 1 of 2

*Topic: Zoning Board of Appeals*  
*Time: Oct 14, 2020 07:00 PM Eastern Time (US and Canada)*

*Join Zoom Meeting*  
<https://us02web.zoom.us/j/88227263251?pwd=d09CN0JIeWtkbHlCN2U3ZFNDRHZZz09>

*Meeting ID: 882 2726 3251*  
*Passcode: 801029*  
*One tap mobile*  
*+19292056099,,88227263251#,,,,,0#,,801029# US (New York)*  
*+13017158592,,88227263251#,,,,,0#,,801029# US (Germantown)*

*Dial by your location*  
*+1 929 205 6099 US (New York)*  
*+1 301 715 8592 US (Germantown)*  
*+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: 882 2726 3251*  
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*Find your local number: <https://us02web.zoom.us/j/88227263251?pwd=d09CN0JIeWtkbHlCN2U3ZFNDRHZZz09>*

1. Call to order
2. Roll Call and Seating of Alternates
3. Public Hearing  
Application ZBA 20-05 – Variance Request, Property Owner Charles Tewksbury, 0 Breaults Landing Rd, Map 141, Block 17, Lots 203, 204, 205, Zone R40, seeking a Variance of 30' from frontage setback.
4. Approval of Regular ZBA Meeting Minutes, September 14, 2020
5. Correspondence:
  - a. PZC September 28, 2020 Minutes
  - b. Town of Thompson Budget Report September 2020
  - c. Calendar Year 2021 Schedule of Meetings
  - d. Town of Webster Zoning Board of Appeals Decision
  - e. Town of Webster Zoning Board of Appeals Decision
  - f. Town of Webster Zoning Board of Appeals Decision
  - g. Town of Webster Zoning Board of Appeals Decision
  - h. ZBA Member List

6. Applications Received after Agenda Posted - None
7. Old Business:
  - a. 64 Linehouse Road
8. New Business
  - a. 2021 Calendar and Vote
  - b. Discussion of Meeting back at the Seney Room
9. Next Meeting  
November 9, 2020 7:00 PM via Zoom
10. Adjournment

Respectfully Submitted:  
Recording Secretary, *Gloria Harvey*



TOWN of  
**THOMPSON**  
PLANNING AND DEVELOPMENT OFFICE

FOR OFFICE USE ONLY    REQUIRED FEE: \$335.00

Fee Paid \$: 335.00  Cash  Check # 5611  
Make Check Payable to: Town of Thompson

Application Submission Date: 9-2, 2020

Application number: ZBA 20-05

<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>ZBA 20-05</u>	
Date of Application <u>9-2</u> 20 <u>20</u>	
Office Space Use Only	

Name of Applicant: Charles Tewksbury Telephone #: 860-377-7182  
*Print*

Address: O Breaults Landing (Optional) Cell #: Same

Owner(s) of Record: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address: 1085 North Rd  
Dayville, ct. 06241

Address of Subject Property:	<u>O Breaults Landing Rd.</u>
Deed Information: Volume Number	<u>950</u> Page Number <u>102</u>
Map	<u>141</u> Block <u>17</u> Lot <u>203, 204, 205</u> Zone <u>R40</u>


State Nature of  Variance\*  Appeal: Seeking a variance of 30'  
From Frontage set back

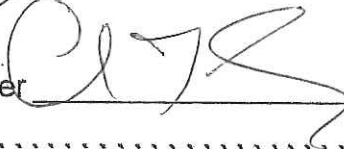
State Reason for Hardship or Grievance: \_\_\_\_\_  
Non conforming lot

**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 10/9/, 20

Signature of Property Owner  Date 10/9/, 20

DATE OF PUBLIC HEARING 10/12, 20 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**

<b>CURRENT OWNER</b>		<b>TOPO.</b>	<b>UTILITIES</b>	<b>STRI./ROAD</b>	<b>LOCATION</b>	<b>CURRENT ASSESSMENT</b>		6140 THOMPSON, CT	
TEWKSBURY CHARLES + BUNKER 14 1085 NORTH RD		Rolling		1 Paved	2 Secondary St.	VAC RS LN	Code 5-1	Appraised Value 4,900	Assessed Value 3,400
DAYVILLE, CT 06241 Additional Owners:		<b>SUPPLEMENTAL DATA</b> Other ID: E-3 SIDE SEWER NO CENSUS TR 09001 FLOOD PLN NO ACCOUNT # 4597 DV MAP # GIS ID:							
<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>	<b>SALE DATE</b>	<b>U/V</b>	<b>V/V</b>	<b>SALE PRICE</b>	<b>V.C.</b>	<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
TEWKSBURY CHARLES + BUNKER LOUIS		0950/0102	01/10/2020	U	V	40,000	06	Yr. Code 2019 5-1	Assessed Value 3,400
WINCHELL TODD C + LEE A R		0838/0326	12/15/2014	U	V	10,204	09	Yr. Code 2018 5-1	Assessed Value 3,900
STEWART THOMAS J + ALICE R		0077/0681	07/29/1967	U				Total: 3,400	Total: 3,900

<b>EXEMPTIONS</b>				<b>OTHER ASSESSMENTS</b>			
Year	Type	Description	Code	Amount	Number	Amount	Comm. Int.
<b>ASSESSING NEIGHBORHOOD</b>							
NBHD/ SUB		Street Index Name		Batch			
0001/A							
VAC-UNBUILDABLE 11/7/2003 LIEN BY STATE OF CT V.536 P.1							

<b>NOTES</b>							
Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 4,900 Special Land Value 0 Total Appraised Parcel Value 4,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 4,900							
<b>APPRAISED VALUE SUMMARY</b>							

<b>BUILDING PERMIT RECORD</b>							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.

<b>LAND LINE VALUATION SECTION</b>							
B #	Use Description	Zone	D	Front	Depth	Units	Unit Price
1	UNBLDABLE	R40				0.12 AC	63,000.00
							Factor S.A. 6.5397 8
							C. ST. Factor Idx 0.10
							Notes- Adj. 0.00 UNB
							Special Pricing Spec Calc
							S Adj Fact Adj. 1.00
							Unit Price Land Value 41,202.00
							Land Value 4,900
							Total Land Value: 4,900

<b>VISIT/CHANGE HISTORY</b>							
Date	Type	IS	ID	CD	Purpose/Result		
10/01/2019	V		53		FIELD REVIEW		
04/16/2009	SS		14		Vacant Land/Oby		
12/19/2000	KS		41		Strng Change		
08/01/1999	LB		00		Measur-Listed		

<b>CURRENT OWNER</b> TEWKSBURY CHARLES + BUNKER JR 1085 NORTH RD DAYVILLE, CT 06241 Additional Owners:	<b>TOPO.</b> Rolling	<b>UTILITIES</b>	<b>STRT./ROAD</b> 1 Paved	<b>LOCATION</b> 2 Secondary St.	<b>CURRENT ASSESSMENT</b> Code 5-1 Appraised Value 4,900 Assessed Value 3,400	6140 THOMPSON, CT
<b>SUPPLEMENTAL DATA</b>						
Other ID: E-4 SEWER NO SIDE CENSUS TR 09001 BAA FLOOD PLN NO CALLBACK ACCOUNT # 4595 DM Result 4430 DV MAP # ASSOC PID#						

<b>RECORD OF OWNERSHIP</b> TEWKSBURY CHARLES + BUNKER LOUIS WINCHELL TODD C + LEE A R STEWART THOMAS J + ALICE R	<b>BK-VOL/PAGE</b> 0950/0102 0838/0326 0070/0566	<b>SALE DATE</b> 01/10/2020 12/15/2014 05/07/1962	<b>q/u</b> U V U V U	<b>v/i</b> V V 0	<b>SALE PRICE</b> 40,000 10,204 0	<b>V.C.</b> 06 09 0
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<b>EXEMPTIONS</b>	<b>OTHER ASSESSMENTS</b>
Year Type Description Amount Code Description Number Amount Comm. Int.	Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value
Total: 3,400	Total: 3,400

<b>ASSESSING NEIGHBORHOOD</b>	
NBHD/ SUB 0001/A	Street Index Name Tracing
<b>NOTES</b>	
VAC-UNBUILDABLE 11/7/2003 LIEN BY STATE OF CT V.536 P.2	

<b>APPRaised VALUE SUMMARY</b>	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	4,900
Special Land Value	0
Total Appraised Parcel Value	4,900
Valuation Method: Adjustment:	
Net Total Appraised Parcel Value 4,900	

<b>BUILDING PERMIT RECORD</b>									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	

<b>VISIT/ CHANGE HISTORY</b>									
Date	Type	IS	ID	Cd.	Purpose/Result				
10/01/2019	V		53		FIELD REVIEW				
04/16/2009	SS		14		Vacant Land/Oby				
12/19/2000	KS		41		Bring Change				
08/01/1999	LB		00		Measur+Listed				

<b>LAND LINE VALUATION SECTION</b>										
B Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	Factor S.A.	Factor Idx	ST.
1	UNBLDABLE	R40		0.12	AC	63,000.00	6.5397	8	0.10	
Total Card Land Units: 0.12 AC Parcel Total Land Area: 0.12 AC										
Total Land Value: 4,900										

**CURRENT OWNER**  
 TEWKSBURY CHARLES + BUNKER 1/4 Rolling  
 1085 NORTH RD  
 DAYVILLE, CT 06241  
 Additional Owners:

**UTILITIES**  
 1 Paved

**STRT./ROAD**  
 2 Secondary St.

**LOCATION**  
 VAC RS LN

**CURRENT ASSESSMENT**  
 Code 5-1 Appraised Value 4,900 Assessed Value 3,400

6140 THOMPSON, CT

**SUPPLEMENTAL DATA**  
 Other ID:  
 SIDE E-5  
 CENSUS TR 09001  
 FLOOD PLN NO  
 ACCOUNT # 4598  
 DV MAP #  
 GIS ID:  
 SEWER NO  
 BAA  
 CALLBACK  
 DM Result 4431  
 ASSOC PID#

**RECORD OF OWNERSHIP**  
 TEWKSBURY CHARLES + BUNKER LOUIS  
 WINCHELL TODD C + LEE A R  
 STEWART THOMAS J + ALICE R

**SALE DATE** 01/10/2020 U V 40,000 06  
 12/15/2014 U V 10,204 09  
 05/07/1962 U 0

**BK-VOL/PAGE**  
 0950/0102  
 0838/0326  
 0070/0566

**SALE PRICE V.C.**  
 4,900  
 3,400  
 3,400

**PREVIOUS ASSESSMENTS (HISTORY)**  
 Yr. Code Assessed Value Yr. Code Assessed Value  
 2019 5-1 3,400 2018 5-1 3,400  
 Total: 3,400

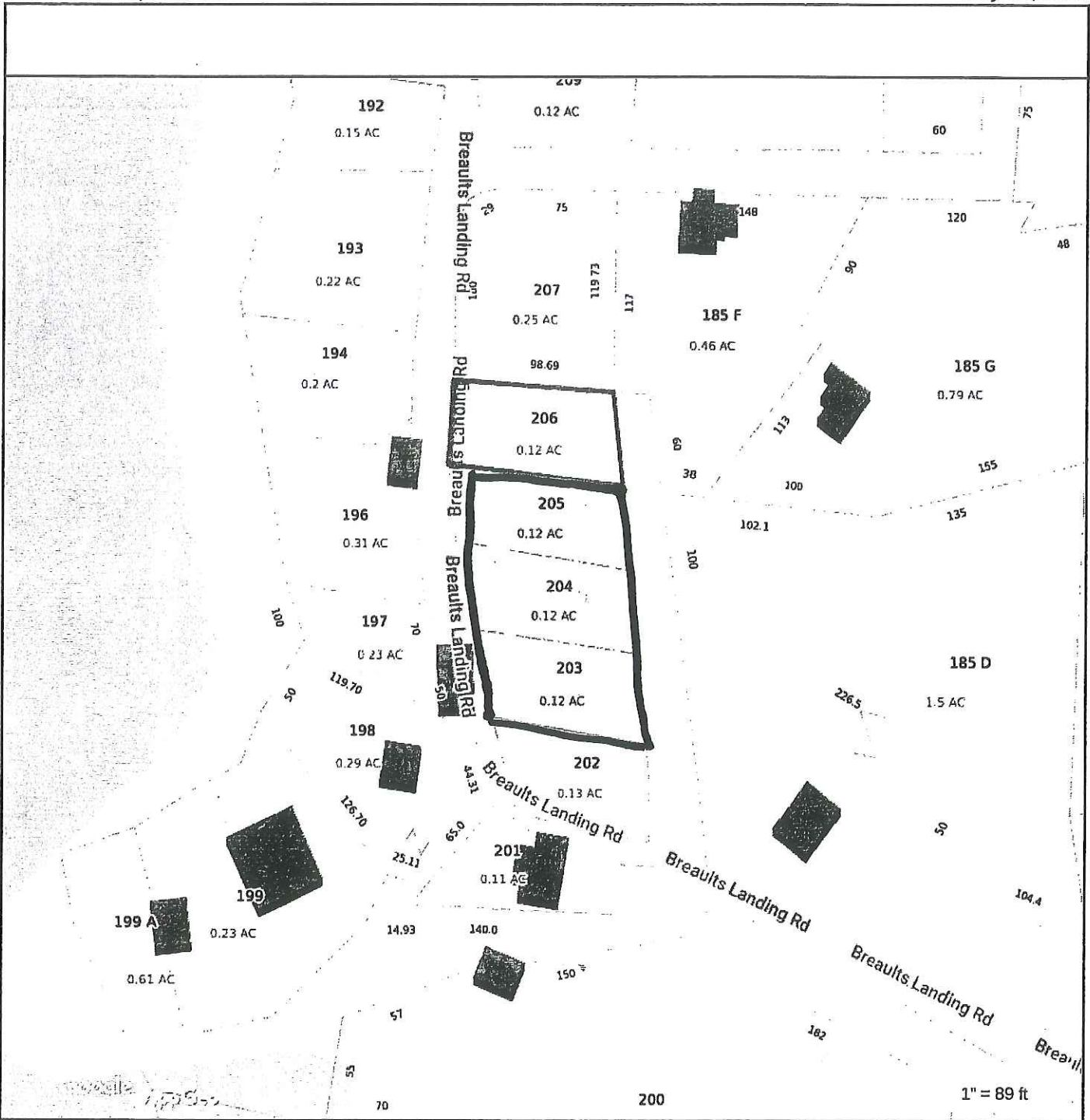
Year	Type	Description	Code	Amount	Number	Comm. Int.
<b>EXEMPTIONS</b>						
Total:						
<b>OTHER ASSESSMENTS</b>						
Total:						

Year	Type	Description	Code	Amount	Number	Comm. Int.
<b>ASSESSING NEIGHBORHOOD</b>						
Total:						
<b>NOTES</b>						
VAC-UNBUILDABLE						
11/7/2003 LIEN BY STATE						
OF CT V.536 P.2						

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
<b>BUILDING PERMIT RECORD</b>								
Total Appraised Parcel Value								
Valuation Method:								
Adjustment:								
Net Total Appraised Parcel Value								

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
<b>VISIT/CHANGE HISTORY</b>								
10/01/2019	04/16/2009	SS	FIELD REVIEW					
12/19/2000	12/19/2000	KS	14 Vacant Land/Oby					
08/01/1999	08/01/1999	LB	41 Hrng Change					
		00	Measur+Listed					

B #	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A. Factor	C. Factor	ST. Idx	Notes-Adj	Adj.	Spec Use	Spec Calc	S Adj Fact	Unit Price	Land Value
1	UNBLDABLE	R40				0.12 AC	63,000.00	6.5397	8	0.10		0.00 UNB	0.00			1.00	41,202.00	4,900
<b>LAND LINE VALUATION SECTION</b>																		
Total Card Land Units: 0.12 AC Parcel Total Land Area: 0.12 AC																		
Total Land Value: 4,900																		



**Property Information**

Property ID 4432  
 Location 0 BREAUTS LANDING RD  
 Owner WINCHELL TODD C + LEE A R



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of Thompson, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated April 1, 2018  
 Data updated April 1, 2018



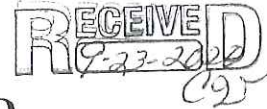
Receipt # 16224



Instr # 2020-1571  
Local Tax \$ 0  
State Tax \$ 0

**VOL 968 PG 185**  
09/23/2020 11:49:30 AM  
4 Pages  
QUIT CLAIM DEED  
Renee Waldron Town Clerk  
Thompson, CT

Return to:



**STATUTORY FORM QUIT-CLAIM DEED**

KNOW YE, THAT WE, **CHARLES TEWKSBURY and LOUIS BUNKER**, both of the Town of Killingly, County of Windham and State of Connecticut, for consideration of One and 00/100 (\$1.00) Dollar and other valuable consideration paid do give, grant, bargain, sell and confirm unto **CHARLES TEWKSBURY and LOUIS BUNKER**, both of the Town of Killingly, County of Windham and State of Connecticut, with **QUIT-CLAIM COVENANTS AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP THE PROPERTY KNOWN AS:**

**LOT 203, LOT 204, AND LOT 205 BREAULTS LANDING, THOMPSON, CONNECTICUT**

(Description and Encumbrances, if any and any additional provisions)

For legal description, see SCHEDULE "A" attached hereto and made a part hereof.

**THE PURPOSE OF THIS DEED IS TO COMBINE THE THREE TRACTS OF LAND WITH ALL IMPROVEMENTS THEREON AS DESCRIBED IN SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF, TO FORM ONE CONTIGUOUS PARCEL.**

**This deed was prepared by a scrivener without the benefit of a title search or accurate survey.**

As partial consideration for this conveyance, the herein Grantee agrees to assume and pay all real estate taxes and other municipal charges hereafter coming due on the within described premises.

**SAID PREMISES ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:**

Any and all provisions of any ordinance, municipal regulation, public or private law. Any assessments or pending assessments for which a lien or liens have not as yet been filed, if any. Any provisions, if applicable, of any inland/wetlands or coastal wetland statutes, ordinances, rules and regulations. Any Restrictions as of record in the said Land Evidence Records, if any.



ORDINANCE BUILDING ON UNACCEPTED STREETS

FEBRUARY 26, 1973

VOLUME 8-PAGE 302

ARTICLE IV

The following ordinance concerning Building on Unaccepted Streets was duly adopted at a Special Town Meeting held on February 26, 1973.

Section 1. No building permit for construction of any dwelling, or for remodelling any existing structure for dwelling purposes; or emplacement of any mobilehome or trailer used for residential purposes, or replacement of any mobilehome or trailer used for residential purposes, shall be issued for any lot which does not abut a town road or State Highway, unless the Planning Commission shall either:

a. have approved a Subdivision Plan for the lot on which any dwelling structure is intended to be placed; or

b. issued written permission for the issuance of such building permit after having considered:

(1) the impact of such structure upon the neighborhood and town, particularly with regard to traffic, residential density, access to sewers or suitability for on-site septic system, size of the lot proposed to be built upon; and

(2) suitability of the proposed structure to the neighborhood.

Section 2. Any application for a building permit which is pending upon the effective date of this Ordinance shall be referred to the Planning Commission for approval in accordance with the above provisions.

Section 3. Any construction for which a building permit was required but which was started before the effective date of this Ordinance without the issuance of a valid building permit shall not be exempt from the provisions of this Ordinance.

Section 4. This Ordinance shall not be construed to prevent the issuance of a building permit for the construction of farm or accessory buildings which are not in violation of any lawful Zoning or Building Regulations of the Town of Thompson.

This Ordinance shall become effective on March 15, 1973.

John / rec

TOWN OF THOMPSON --- UNACCEPTED ROADS

12/92

Road that will not be plowed by the Highway Dept. and/or a town hired contractor. Listed for 911 purposes only.

\*\* The Highway Dept. and/or a town hired contractor will plow these roads after all the main roads have been plowed.

\*\*\*\*\*

- ARROW HEAD DRIVE (off Brandy Hill Rd)
- ASHWORTH AVENUE (School House Pond area)
- BIRCH AVENUE (School House Pond area)
- \*\*BLOOMFIELD AVENUE (School House Pond area)
- BORDER TRAIL (Partial)
- BEAULT'S LANDING ROAD (Quaddic Lake area)
- BREAULT'S LANE
- BREEZY LANE (Quinebaug Trailer Park)
- BULL HILL ROAD (Partial)
- BURNSIDE AVENUE (School House Pond area)
- BUSHEY ROAD (Rawson Campground - trailer area - private)
- CEDAR AVENUE (School House Pond area)
- CENTER LANE (Quinebaug Trailer Park)
- \*\*CENTER STREET (School House Pond area)
- CHARLENE DRIVE (off Linda Lane, Quinebaug)
- CLARENCE DRIVE (Rawson's Campground- private)
- \*\*ELM AVENUE (School House Pond area)
- DRUID AVENUE (School House Pond area)
- FAUCHER STREET, EXT.
- FERNWOOD AVENUE (School House Pond area)
- GREENE ISLAND (island on Quaddic Lake)
- GREENE LANE (off Quaddick Town Farm Rd - private)
- GREENWOOD AVENUE (no residents)
- \*\*GROVE AVENUE (School House Pond area)
- \*\*HIAWATHA DRIVE (off Brandy Hill Rd)
- HIGHLAND DRIVE (Quinebaug Trailer Park)

