



# 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](mailto:zeo@thompsonct.org)  
WEBSITE: [www.thompsonct.org](http://www.thompsonct.org)

### **Agenda: Zoning Board of Appeals**

p. 1 of 2

**Monday, February 14, 2022, 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 #21-08 applicant Joseph Blanchard, property owner 353 Pasay Rd, Map 79 Block 47, Lot 10K, Zone RRAD, applying for a 10' front variance to build a 18' x 24' Accessory building. RRAD front setback is 40 feet.  
Amend application from 10' to 15' front setback.
4. Discuss Public Hearing and Possible Action
5. Approval of Regular ZBA Meeting Minutes
  - a. ZBA Regular Meeting Minutes December 13, 2021
6. Correspondence:
  - a. PZC Regular Meeting Minutes December 27, 2021
  - b. PZC Regular Meeting Minutes January 24, 2022
  - c. PZC Special Meeting Minutes January 31, 2022
  - d. PZC Special Meeting Minutes February 3, 2022 (See web)
  - e. ZEO Memo
  - f. Town of Webster Zoning Board of Appeals Public Hearing Notice
  - g. Town of Webster Zoning Board of Appeals Public Hearing Notice
  - h. Connecticut Federation of Planning and Zoning Agencies Annual Conference Registration Material
  - i. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter
  - j. UKS Sub-Petition for an approval of an eligible facilities request for an existing telecommunications facility at 720 Quinebaug Road, Quinebaug
  - k. Town of Thompson Budget Reports January 2022
  - l. Town of Webster Notification of Zoning Board of Appeals Decision
  - m. Town of Webster Zoning Board of Appeals Public Hearing Notice
7. APPLICATIONS: APPEALS AND VARIANCES
8. APPLICATIONS RECEIVED AFTER AGENDA POSTED:

## Zoning Board of Appeals Regular Meeting Agenda February 14, 2022

### 9. Old Business:

- a. Land Use Training Guideline

### 10. New Business:

- a. None

### 11. Next Meeting

Monday, March 14, 2022, 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 \$: 335.00 ☐ Cash ☐ Check # 596  
Make Check Payable to: Town of Thompson

Application Submission Date: 12/2/2021

Application number: 21-08

<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*
<u>ZBA</u>	Application Number <u>21-08</u>
Date of Application <u>12/2</u> 20 <u>21</u>	
Office Space Use Only	

Name of Applicant: JOSEPH BLANCHARD Telephone #: 815-985-4791  
Print

✓ Address: 353 PASAY RD. (Optional) Cell #: \_\_\_\_\_

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

MAIL

Address: \_\_\_\_\_

Address of Subject Property:

353 PASAY RD.

Deed Information: Volume Number 765 Page Number 212

Map 79 Block 47 Lot 10K Zone RRAD

State Nature of ☒ Variance\* ☐ Appeal: 10' FRONTYARD SETBACK DEFICIENCY

State Reason for Hardship or Grievance: EXISTING HOUSE LOCATION + DRIVEWAY LOCATION.

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**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 [Signature] Date 12/2, 200

Signature of Property Owner [Signature] Date 12/2, 200

DATE OF PUBLIC HEARING 8-14, 2020 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**