

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

Wednesday, February 13, 2023 at 7:00 PM

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

Topic: Zoning Board of Appeals

Time: Feb 13, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81090006765?pwd=a1ZRZldHUyY3NEFpWXI2UXBOSDRWUT09>

Meeting ID: 810 9000 6765

Passcode: 379771

One tap mobile

+13126266799,,81090006765#,,,,*379771# US (Chicago)

+16469313860,,81090006765#,,,,*379771# US

Find your local number: <https://us02web.zoom.us/j/kcKGPenAwT>

1. Call to order
2. Roll call and seating of alternates
3. Public Hearing:
4. Discuss Public Hearing and Possible Action:
5. Approval of Regular ZBA Meeting Minutes
 - a. ZBA Regular Meeting Minutes November 14, 2022
6. Correspondence:
 - a. Town of Webster Zoning Board of Appeals Public Hearing Notice
 - b. Town of Webster Zoning Board of Appeals Public Hearing Notice
 - c. Town of Webster Zoning Board of Appeals Decision
 - d. Town of Webster Zoning Board of Appeals Decision
 - e. Town of Webster Zoning Board of Appeals Decision Revised
 - f. Town of Webster Zoning Board of Appeals Decision Revised
 - g. Connecticut Federation of Planning and Zoning Quarterly Newsletter
 - h. Connecticut Federation of Planning and Zoning Agencies Annual Conference
 - i. And Just Like That, America Becomes More Rural
 - j. Land Use Training Calendar January 13, 2023
 - k. Land Use Training Calendar January 18, 2023
 - l. ZEO Memo will follow via email
 - m. Minutes of Planning and Zoning Commission January 23, 2023
7. APPLICATIONS: APPEALS AND VARIANCES

ZBA 23-01 Applicant Gary Rawson owner of Quaddick Lake Company Inc. 9 Logee Pointy Rd, Map 141 Block 17 Lots H & X, Zone Lake District, requesting a variance from Town of Thompson Regulations, Amended January 3, 2023, to create 3 building lots, Lot H, 5,000 sq ft, variance of 10,000 sq ft, Lot X, 1 lot 10,000 sq ft, variance of 5,000 sq ft and 1 lot ,5000sq ft, variance of 10,000 sq ft according to Article 4G Lake District, Section 3-A-2 Dimensional Requirements

Zoning Board of Appeals Regular Meeting Agenda February 13, 2023

8. APPLICATIONS RECEIVED AFTER AGENDA POSTED:

9. Old Business:

- a. Bates Auto – Colored picture will follow via email

10. New Business:

- a. Election of Officers

11. Next Meeting

Monday, March 13, 2023, 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 \$: _____ ☐ Cash ☐ Check # _____
Make Check Payable to: Town of Thompson

Application Submission Date: 2-7, 2023

Application number: 20A-23-01

☒ **Variance Application**

☐ **Appeal Application**

☐ **Certificate of Location/Motor Vehicle***

☐ **Lessen Non-Conforming Use***

Application Number _____

Date of Application 2-7, 2023

Office Space Use Only

Name of Applicant: Gary Rawson Telephone #: _____
Print

Address: 59 Oak Drive Woodstock CT 06282 (Optional) Cell #: 860 428-1015

Owner(s) of Record: Quaddick Lake Camping Inc. Telephone #: 860 428 1015

Address: 9 Logee Point Rd
Thompson CT 06277

Address of Subject Property: _____

Deed Information: Volume Number _____ Page Number _____

Map 141 Block 17 Lot H, X Zone _____

State Nature of ☒ Variance* ☐ Appeal: Site X - Remove 3 camp trailer, Construct
2 single family houses adding 2 ^{lease} lines/lots Lot H Add lease line/Lot Construct
single family home

State Reason for Hardship or Grievance: _____

Need variance to remove trailers and construct homes
due to recently changed zoning from 4500sqft to 15,000

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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 _____ Date _____, 20

Signature of Property Owner _____ Date _____, 20

DATE OF PUBLIC HEARING _____, 20 APPROVED _____ DENIED _____

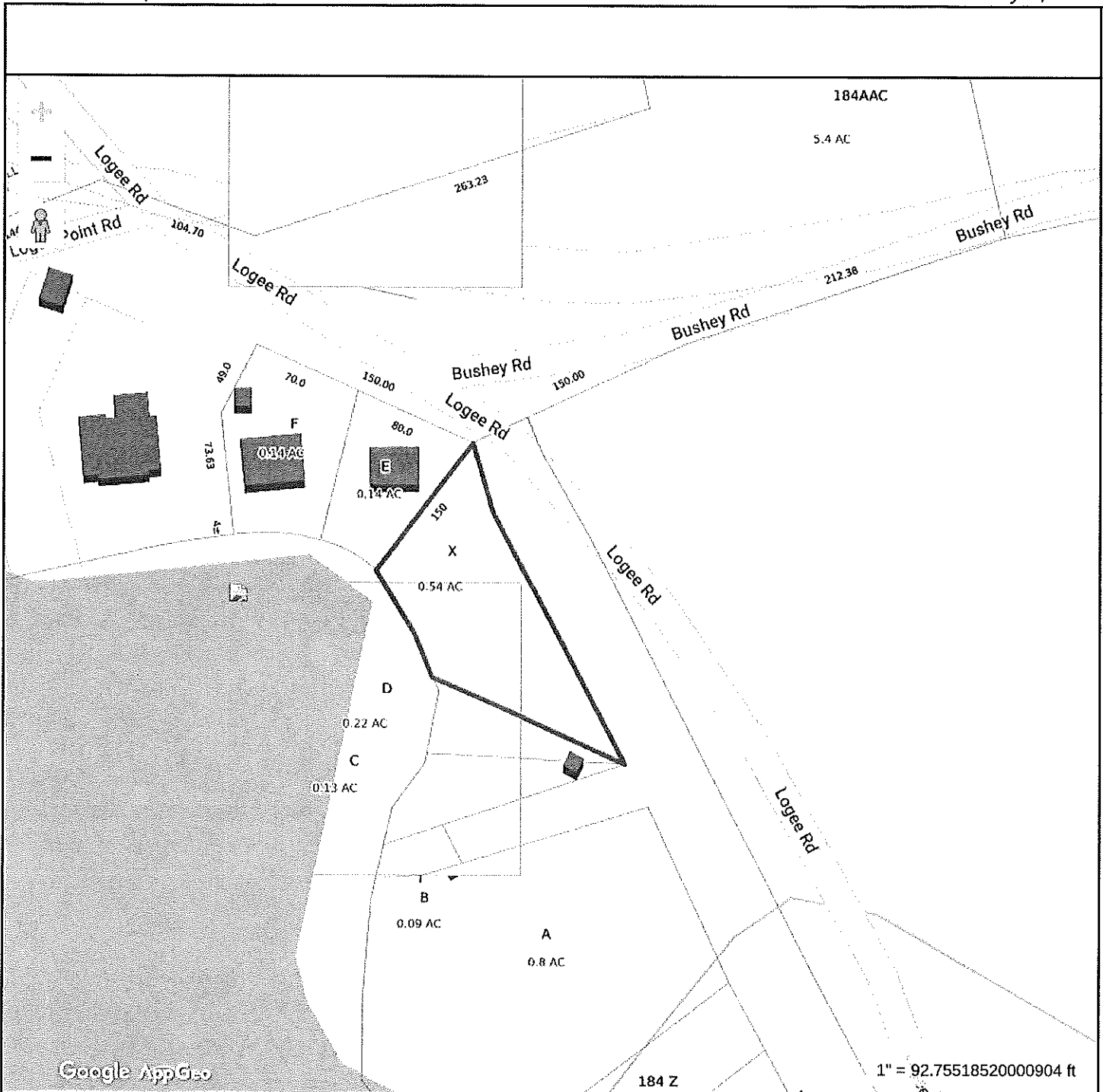
REASON FOR DECISION _____

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

**Property Information**

Property ID 004236
Location 0 LOGEE RD
Owner QUADDICK CAMPING AREA INC

**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 December 1, 2022
Data updated December 1, 2022

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.