



TOWN of
THOMPSON
ZONING BOARD OF APPEALS

Minutes
November 10, 2014

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Chairman Dan Roy called the meeting to order at 7:00 PM in the Merrill Seney Community Room at the Town Hall.

Roll Call: A. David Babbitt
Kevin Beno
Dan Roy
John O'Connell
Leslie Lavalley was seated as an alternate for David Kress.
There was a quorum.

Staff Present: Alvan Hill, Interim ZEO
Tina Fox, Recording Secretary

Public Hearings:

1. **Variance 14-06:** Richard & Melissa Desrochers, applicants: PO Box 848, N. Grosvenordale. Reardon Rd. Properties and William Barylski (Life Use), owners of record. For property at 123 Reardon Road, N. Grosvenordale, Map 63/Block 94/Lot 7-A/Zone R-40.
Reason: Need to replace existing trailer with new trailer that will still meet current setback lines. Existing trailer is in unsanitary conditions.
 - a. Dan Roy asked for clarification from Alvan Hill as to why another variance needed to be granted if one had already been granted. Alvan Hill explained that the current trailer that the variance was granted for is smaller than the proposed trailer.
 - b. Richard Desrochers explained that the new trailer would be further back from the setback lines than the existing trailer, by 4 ft.
 - c. **Kevin Beno moved and A. David Babbitt seconded the motion to close the public hearing. The motion carried unanimously.**
 - d. **Kevin Beno moved and A. David Babbitt seconded the motion to approve the variance. The motion carried unanimously.**
 - e. Dan Roy clarified that no permanent additions of any kind shall be built onto or become part of the mobile home, that any addition would require another variance.

Approval of Minutes

1. **A. David Babbitt moved and Kevin Beno seconded the motion to accept the minutes of the October 8, 2014 meeting and August 11, 2014 meeting as presented. The motion carried unanimously.**

Correspondence

1. Sent via regular mail
 - a. Agenda: Zoning Board of Appeals, November 10, 2014
 - b. Minutes: Zoning Board of Appeals, October 8, 2014 and August 11, 2014.
- Zoning Board of Appeals Minutes October 8, 2014 (cont.)

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- c. Minutes: Planning and Zoning Commission, October 27, 2014.
- d. ZEO Report: October 2014
- e. Budget Report: October 2014

2. Other correspondence (*sent via email only)

Applications and Appeals

1. **Variance 14-08:** Francis and Charlene Langlois, applicants and owners of record. For property at 1020 Riverside Dr., N. Grosvenordale. Block 167/Map 88/Lot 15/Zone R-40. Want to establish a dance studio in a residential zone in a structure previously used as industrial. Believe that a dance studio is less non-conforming than the former non-conforming.
Reason: Condition of current location is substandard and may have safety hazards (leaky roof) that the property owner has refused to rectify. Also, building is in foreclosure.
 - a. **Kevin Beno moved and A. David Babbitt seconded the motion to accept the application and schedule the public hearing for December 8, 2014. The motion carried unanimously.**
2. **Variance 14-09:** Wayne's Specialty Auto Repair, applicant. CTM Transportation Inc, Owner of Record. For property at 1405 Riverside Dr., N. Grosvenordale. Map 57/Block 61/Lot 1/Zone R-40.
Reason: Need a variance to conduct business on 18,000 square feet for motor vehicle repair shop business.
 - a. **Kevin Beno moved and A. David Babbitt seconded the motion to accept the application and schedule the public hearing for December 8, 2014. The motion carried unanimously.**

Applications and Appeals Received after Agenda Posted

1. **Variance 14-10:** Peter S. Ricard and Ann M. Ricard, applicants and owners of record. For property at 19 Jensen Dr., Map 143/Block 16/Lot 7K/Zone R-40. Requesting reduction of side yard setback from 25 ft to 8.9 ft and front yard setback from 50ft to 7.2 ft for installation of a garage and associated walkway.
Reason: Existing non-conforming lot of record.
 - a. **A. David Babbitt moved and Kevin Beno seconded the motion to accept the application and schedule the public hearing for December 8, 2014. The motion carried unanimously.**

Old Business:

1. Update on Kirby Cunha becoming new alternate
 - a. **Kevin Beno moved and A. David Babbitt seconded the motion to accept Kirby Cunha as an alternate member for the Board. The motion carried unanimously.**

New Business:

1. Approval of 2015 Meeting Schedule
 - a. **A. David Babbitt moved and Leslie Lavalley seconded the motion to accept the 2015 meeting schedule. The motion carried unanimously.**

Citizens' Comments

1. Charles Devido, 442 Riverside Dr., wished to discuss complaints about a gas station that he lives in the rear of. He is having problems with the gas station, with his land being inundated with water. He stated that the owner of the gas station was combative with him and decided to take down eight sections of fence.

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2. Alvan Hill explained that he did stop by the gas station, and the fencing had been removed. He sent the owner of the gas station a letter last month to continue diverting the water on their property. The owner said they were going to remove the sidewalk, and Alvan instructed them that they would need to hire an engineer. There has been byproduct leaking with the water. The fuel byproduct still leeches down to Mr. Devido's property. They gauged out the earth around the sidewalk, so now all that water is going to continue to go into the back lot of the gas station. Alvan stated that he plans to write them a cease-and-desist letter to stop excavating on that side of the road.
3. Dan Roy explained to Mr. Devido that there is nothing the Board itself can do at this time, but that Alvan Hill is handling the situation.

Commissioners' comments: None.

Future Meetings

1. The next meeting will be held Monday, December 8, 2014 at 7:00 PM in the Merrill Seney Room, Town Hall.

Adjournment

1. **A. David Babbitt moved and Kevin Beno seconded the motion to adjourn. The motion carried unanimously.**
2. Chairman Dan Roy adjourned the meeting at 7:21 PM.

Tina Fox
Recording Secretary