



TOWN of THOMPSON

ZONING BOARD OF APPEALS

815 Riverside Dr, P.O. Box 899, No. Grosvenordale, Ct 06255
Telephone (860) 923-9475 · Fax (860) 923-9897

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Linda Paradise
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Minutes: Zoning Board of Appeals
Monday, April 9, 2018 7:00 PM
Merrill Seney Community Room, Town Hall

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1. Chair Dan Roy called the meeting to order at 7:04 PM.
2. Roll Call: Chair Dan Roy, Vice-Chair Kevin Beno, Kirby Cunha, Tom Poplawski, Jason St. Onge, Leslie Lavallee and Jared Lockwood.
Absent: John O'Connell.
Alternates Seated: Jason St. Onge was seated for John O'Connell.
Staff Present: Cynthia Dunne, Zoning Enforcement Officer and Diane Minarik, Recording Secretary
3. Public Hearings:
 - a. **Variance 18-01-** Kyle Maheu, Applicant and Owner of Record, for property at 512 Brandy Hill Rd, Map 143, Block 16, Lot 35, Zone R-40, requesting set-back reduction in the rear of property from the minimum set-back zoning requirement of 25 ft. to 5 ft. for an R-40, to construct a 24' x 31' steel garage on property. **Reason:** To enhance property value. Kyle Maheu and Robert Pechie, 512 Brandy Hill Rd, were sworn in, the steel garage will be replacing the 2 existing portable canvas garages, Ted Renaud and Linden O'Leary to install concrete slab, this is their year-round residence with no basement or storage, they are looking for storage area for cars, lawn equipment, jet skis etc., no opposition from neighbors noted, the Board explained why there are zoning set-backs, mentioned the plan on file is not to scale, they need accurate plans showing exactly where the garage will go and discussed different configuration options with applicant.
 - Applicant K. Maheu asked the Board for a continuance to get the proper plans needed.

Kevin Beno moved and Jason St. Onge seconded the motion to accept the applicants request to continue the Public Hearing on Variance 18-01 which will be on Monday May 14, 2018 at 7:00pm.

The motion carried unanimously.
4. Approval of March 12, 2018 Minutes:
 - a. **Kirby Cunha moved and Tom Poplawski seconded the motion to accept the minutes of the 3/12/18 meeting as written.**
The motion carried unanimously.
5. Correspondence:
 - a. Minutes of PZC Meeting on 3/26/18
 - b. Budget Report: 7/1/17 – 3/30/18
 - c. ZEO Report: emailed

6. Applications and Appeals:

- a. **Variance 18-02** Ralph A. Putnam, Applicant and Owner of Record, for property at 212 Thompson Rd, Map 87, Block 38, Lot 12, Zone TC-80, requesting property line adjustment with existing accessory building set back from 25' to 12' 2 sides and back. **Reason:** Homeowner, until recently, did not realize that accessory building that has been use by homeowner for over 40 years was not located on property.
- ZEO's Memo states on Friday, April 6, 2018 the applicant revised there letter to read: *"special circumstances did not result from our (homeowners) actions"*

Kirby Cunha moved and Kevin Beno seconded the motion to accept Variance 18-02 application for a Public Hearing on May 14, 2018 at 7:00pm.

The motion carried unanimously.

6. Applications and Appeals Received after Agenda Posted: None

7. Old Business:

- a. ZBA regulations on reviewing applications – Chair D. Roy did research and determined they cannot discuss or ask questions on any application they are accepting for a Public Hearing until said Public Hearing.

8. New Business:

- a. The ZEO will be on vacation from Friday 5/4/18 – Tuesday 5/15/18 and returning to work on Wednesday 5/16/18.

10. Citizens' Comments: None

11. ZBA Members' Comments:

- a. K. Beno inquired about the old Quinn Shirt Shop, been working on it over a year.
- b. K. Cunha asked for a status of the Buckley Hill Rd issue. ZEO has notified NDDH and hopes to get a letter out to the property owner this week, her limited working hours have been tied up with gravel permit renewals.

12. Future Meeting: Monday 5/14/18 in the Merrill Seney Community Room, Town Hall at 7:00 PM.

13. Adjournment:

Jason St. Onge moved and Kirby Cunha seconded the motion to adjourn.

The motion carried unanimously.

Chair Dan Roy adjourned the meeting at 7:50 PM.

Respectfully Submitted,

Diane Minarik

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Recording Secretary