



TOWN of
THOMPSON
ZONING BOARD OF APPEALS

Minutes
April 13, 2015

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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.

1. Roll Call: A. David Babbitt
Kevin Beno
Kirby Cunha
John O'Connell
Dan Roy
Leslie Lavallee was seated as an alternate.
There was a quorum.
2. Staff Present: Alvan Hill, ZEO
Tina Fox, Recording Secretary
3. Public Hearings:
 - a. **Variance 14-11:** Brian LaBonte, applicant. David LaBonte, Owner of Record. For property at 58 Center St., Thompson. Map 116/Block 13/Lot 4/Zone R-40. Requesting side yard setback deficiency of 18 feet.
Reason: Existing location of house and other structures.
 1. Applicant Brian LaBonte gave his verbal permission to extend the public hearing until May 11, 2015.
 - b. **Variance 14-12:** Scott Parker, applicant. Scott and Tracy Parker, Owners of Record. For property at 12 Woodstock Rd. Map 29/Block 104/Lot 22/Zone C. Requesting permission to locate liquor store within 1500 feet of another establishment that dispenses alcoholic beverages.
Reason: Pre-existing liquor store location less non-conforming than proposed location.
 1. Applicant Scott Parker gave his verbal permission to extend the public hearing until May 11, 2015.
 - c. **Variance 14-13:** Carolyn Parker, applicant. Cumberland Farm, Owner of Record. For property at 854 Riverside Dr. Map 169/Block 93/Lot 8-A/Zone C. Requesting permission to modify existing Pylon Sign.
Reason: Proposed sign will allow store personnel the opportunity to change fuel prices from a unit within the store, or from a remote location, rather than changing the numbers outside with a pole.
 1. Applicant Carolyn Parker gave her verbal permission to extend the public hearing until May 11, 2015.

4. Approval of Minutes
 - a. **Kevin Beno moved and John O'Connell seconded the motion to accept the January 12, 2015 minutes as written. The motion carried unanimously.**
5. Correspondence
 - a. Sent via regular mail
 1. Agenda: Zoning Board of Appeals, April 13, 2015
 2. Minutes: Zoning Board of Appeals, January 12, 2015 and
*Minutes: Planning and Zoning Commission, March 23, 2015
 3. ZEO Report: March 2015
 4. Budget Report: March 2015
 - b. Other correspondence (*sent via email only)
 1. Received March 12, 2015: Letter from Town of Woodstock re: Zoning Regulation Text Amendment.
6. Applications and Appeals
 - a. **Variance 15-04:** Dean Kwasniewski, Applicant and Owner of Record. For property at 169 Porter Plain Rd., Thompson, CT. Map 135/Block 22/Lot 9/zoneR-40. Requesting variance for 15ft side yard setback
Reason: Existing house location, septic and well location, and driveway location.
 1. **Dan Roy moved and A. David Babbitt seconded the motion to accept application 15-04 for public hearing on May 11, 2015. The motion carried unanimously.**
7. Applications and Appeals Received after Agenda Posted: None
8. Old Business: None
9. New Business:
 - a. **Application 15-01**
 1. Applicant Robert Witham gave his verbal permission to extend the public hearing until May 11, 2015.
 - b. The Board discussed the possibility of adding snow dates to the meeting schedule for next year.
 - c. Discussion regarding ZBA Ordinance: Article I, Section 6 (a,b).
 1. The Board discussed whether or not it was possible to remove a member of the Board based on this ordinance. It was determined that a member could not be removed from the Board.
10. Citizens' Comments: None.
11. Commissioners' comments
 - a. Dan Roy asked Recording Secretary Tina Fox to send out an email to all members to remind them that there will be a special meeting on April 21, 2015 at the Library/Community Center at 7:00 PM.

12. Future Meetings

- a. The next regular meeting will be held Monday, May 11, 2015 at 7:00 PM in the Merrill Seney Room, Town Hall.

13. Adjournment

- a. **A. David Babbitt moved and Kevin Beno seconded the motion to adjourn at 7:20 PM. The motion carried unanimously.**
- b. Chairman Dan Roy adjourned the meeting at 7:20 PM.

Tina Fox
Recording Secretary