



TOWN of
THOMPSON
ZONING BOARD OF APPEALS

Minutes
August 10, 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

Ray Faucher, Sr., Ross Dimock, and Leslie Lavallee were present but were not seated as alternates.

There was a quorum.

2. Staff Present: Alvan Hill, ZEO
Tina Fox, Recording Secretary

3. Public Hearings:
 - a. **Variance 15-09:** Brian Dumont, Applicant. For property at 756 Quinebaug Rd. Map 3/Block 79/Lot 21/Zone C. Requesting variance to continue residential use in a commercial zone by obtaining and installing an above ground swimming pool.
 1. D. Roy explained that the fees for this application were not paid.
 2. **Kevin Beno moved and A. David Babbitt seconded the motion to open the public hearing. The motion carried unanimously.**
 3. There was no one present to speak for or against the application.
 4. **Dan Roy moved and Kevin Beno seconded the motion to close the public hearing. The motion carried unanimously.**
 5. **Dan Roy moved and Kevin Beno seconded the motion to reject variance 15-09. The motion carried unanimously.**

4. Approval of Minutes
 - a. **A. David Babbitt moved and Kirby Cunha seconded the motion to accept the July 13, 2015 minutes as written. The motion carried unanimously.**

5. Correspondence
 - a. Sent via mail (*sent via email only)
 1. Agenda: Zoning Board of Appeals, August 10, 2015
 2. Minutes: Zoning Board of Appeals, July 13, 2015, and *Planning and Zoning Commission July 27, 2015.

3. ZEO Report: July 2015
4. Budget Report: July 2015
6. Applications and Appeals
 - a. **Application 15-10:** Darsh-Dhriti, LLC, Applicant. Chimanbhai, LLC, Owner of Record. For property at 861 Riverside Dr., North Grosvenordale. Map 61/Block 58/Lot 33/Zone C. Requesting Certificate of Location/Motor Vehicle to establish a used car lot.
Reason: Used car lot not allowed in that zone.
 1. **A. David Babbitt moved and John O'Connell seconded the motion to accept the application. The motion carried unanimously.**
7. Applications and Appeals Received after Agenda Posted: None
8. Old Business
 - a. D. Roy stated that he has been asked by residents about a variance granted to Rick Desrochers last year. At the time, the application stated that a trailer on the residence was unlivable, but they have now been living in it for several months. He explained that there was no time period condition on the variance, but that in the future, the Board may benefit from stipulating time frames. He also stated that Alvan Hill will look into the situation and report to the Board next month.
 - b. R. Faucher, Sr. asked about a portion of the ZEO report regarding a bond owed by Norman Rudzinski. A. Hill explained that a \$7,500 bond (per phase) has not been paid, and that he has sent a letter to Mr. Rudzinski stating that if the \$7,500 is not received by August 24th, A. Hill will issue a cease-and-desist.
9. New Business: None
10. Citizens' Comments
 - a. Joe Gaucher, 519 Riverside Dr., stated that the used car lot next to the fire station has two different people selling cars there.
11. Commissioners' Comments
 - a. D. Roy thanked the Board for having a full Board this month.
12. Future Meetings
 - a. The next regular meeting will be held Monday, September 14, 2015 at 7:00 PM in the Merrill Seney Room, Town Hall.
13. Adjournment
 - a. **Kirby Cunha moved and John O'Connell seconded the motion to adjourn. The motion carried unanimously.**
 - b. Chairman Dan Roy adjourned the meeting at 7:11 PM.

Tina Fox
Recording Secretary