



TOWN of THOMPSON

ZONING BOARD OF APPEALS

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Linda Paradise
TOWN CLERK, ASST

Minutes: Zoning Board of Appeals
Monday, May 14, 2018 7:00 PM
Merrill Seney Community Room, Town Hall

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1. Chair Dan Roy called the meeting to order at 7:02 PM.
2. Roll Call: Chair Dan Roy, Vice-Chair Kevin Beno, Kirby Cunha, Tom Poplawski, Leslie Lavallee and Jared Lockwood.
Absent: John O'Connell and Jason St. Onge.
Alternates Seated: Jared Lockwood was seated for John O'Connell.
Staff Present: Cynthia Dunne, Zoning Enforcement Officer and Diane Minarik, Recording Secretary
3. Public Hearings:
 - a. Continue - **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, **Application Modification:** requesting set-back reduction from 25' to 10' on back left corner and from 25' to 16' on back right corner to construct a 22' x 22' wood structure/garage on property mainly for storage. **Reason:** Hardship - year-round residence has no basement or area for storage.
 - Kyle Maheu and Ted Renauld, 28 Island View Dr, were sworn in; updated plans were submitted; T. Renauld stated he is a retired CT contractor and is helping out his neighbor; a new septic system went in a few years ago; K. Maheu is requesting to change the reason for the variance to: Hardship - no basement on house or area for storage; the proposed garage would be used primarily for storage; he modified the plans to decrease the set-back reductions and changed building material from metal to wood to allow for additional storage in a potential loft area and for a more appealing look in the neighborhood.
Kevin Beno moved and Kirby Cunha seconded the motion to close the Public Hearing.
The motion carried unanimously.
Kevin Beno moved and Jared Lockwood seconded the motion to accept Variance 18-01 based on the updated plans submitted tonight.
The motion carried unanimously.

- b. **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' both sides and back. **Reason:** Special circumstances did not result from our (homeowners) actions, until recently homeowners did not realize that accessory building that has been use by them for over 40 years was not located on property.

- R. Putnam was sworn in; looking for property line adjustment; when he moved in 40 yrs ago was told the building was grandfathered in and has maintained it; property behind the garage/shed/workshop has been wooded until recently when owners cleared their land; he was notified by owners his building was on their property so they settled issue by adjusting the property lines by 12' on both sides and back of building not knowing the zoning set-backs are 25'.
- Rev. Donald Chaffer, representing property owner Marianapolis, stated they have an agreement with the Putnam's to convey them land around their building for maintenance and repairs, in return they are to make repairs to their building for it to look presentable, and they thought 25' was too much land for just maintenance to the building.

Kirby Cunha moved and Tom Poplawski seconded the motion to close the Public Hearing.

The motion carried unanimously.

Kevin Beno moved and Tom Poplawski seconded the motion to accept Variance 18-02 based on plans presented tonight showing 12' set-back.

The motion carried unanimously.

4. Approval of April 9, 2018 Minutes:
 - a. **Kevin Beno moved and Jared Lockwood seconded the motion to accept the minutes of the 4/9/18 meeting as written.**
The motion carried unanimously.
5. Correspondence:
 - a. Minutes of PZC Meeting on 4/23/18
 - b. FY17-18 Budget Report: 7/1/17 – 4/30/18 - None
 - c. ZEO Report – Cindy notified Board that Town Planner Mary Ann Chinatti has resigned, her last day is 6/10/18.
 - d. CFPZA Newsletter, Spring 2018
6. Applications and Appeals: None
6. Applications and Appeals Received after Agenda Posted: None

7. Old Business: None
8. New Business: None
10. Citizens' Comments: None
11. ZBA Members' Comments:
 - a. K. Beno found 2 open trenches outside, doors open and half of the floor joists missing inside the old Quinn Shirt Shop, there hasn't been anybody working there for months, very dangerous and at least it should be roped off. ZEO will let the Building Inspector know.
12. Future Meeting: Monday 6/11/18 in the Merrill Seney Community Room, Town Hall at 7:00 PM.
13. Adjournment:
**Jared Lockwood moved and Kirby Cunha seconded the motion to adjourn.
The motion carried unanimously.**

Chair Dan Roy adjourned the meeting at 7:29 PM.

Respectfully Submitted,

Diane Minarik

Diane Minarik
Recording Secretary