



TOWN of
THOMPSON
ZONING BOARD OF APPEALS

Minutes: Zoning Board of Appeals

March 14, 2016

Merrill Seney Community Room, Town Hall, 7PM

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

1. Roll Call: Kevin Beno
Kirby Cunha
Leslie Lavallee
John O'Connell
Thomas Poplawski
Dan Roy

There was a quorum.

Not present: A. David Babbitt and Ray Faucher, Sr.

Alternates Leslie Lavallee and Thomas Poplawski were not seated.

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

3. Public Hearings: None

4. Approval of Minutes

- A. **Kevin Beno moved and Kirby Cunha seconded the motion to accept the January 11, 2016 minutes as written. The motion carried unanimously.**

5. Correspondence

- A. Sent via mail (*sent via email only)

1. Agenda: Zoning Board of Appeals, March 14, 2016
2. Minutes: Zoning Board of Appeals, January 11, 2016, and February 8, 2016; Planning and Zoning Commission, February 22, 2016.
3. ZEO Report: February 2015
4. Budget Report: February 2015
5. Received February 4, 2016: Correspondence from Attorney Steven E. Byrne re: Folsom v. Zoning Board of Appeals.

6. Applications and Appeals

- A. **Variance 16-01:** Cullen Silvestri, Applicant and Owner of Record. For property at 1387 Thompson Rd. Map 114/Block 25/Lot2B/Zone R-40. Requesting variance to construct an addition that will exceed the 25% expansion allowed.

Reason: The business is at capacity and relocating is not a viable option due to the significant financial investment in the property.

1. **Kevin Beno moved and Kirby Cunha seconded the motion to accept application 16-01. The motion carried unanimously.**

7. Applications and Appeals Received after Agenda Posted

- A. **Variance 16-02:** Christopher and Laurie Nelson, Applicants and Owners of Record. For property at 44 Emil Dr. Map 118/Block 22/Lot 55/Zone R-20. Requesting variance to construct an accessory apartment.
Reason: The accessory apartment will follow the line of the existing structure for which a variance was approved in 1997. The proposed accessory apartment will not further encroach upon the property line.
1. D. Roy asked for clarification as to whether or not this variance was granted in 1998. A. Hill answered that the previous variance was for a garage, which was separate from this application.
 2. **John O'Connell moved and Thomas Poplawski seconded the motion to accept application 16-02. The motion carried unanimously.**

8. Old Business

- A. D. Roy stated that he decided to cancel the previous month's meeting because of the snow storm, and chose to not hold the meeting on the following Wednesday because there were no applications or public hearings on the agenda.

9. New Business: None

10. Citizens' Comments: None

11. Commissioners' Comments

12. Future Meetings

- A. Monday, April 11, 2016: Merrill Seney Community Room, Town Hall
7:00 PM.

13. Adjournment

- A. **Dan Roy moved and Kevin Beno seconded the motion to adjourn. The motion carried unanimously.**
- B. Chairman Dan Roy adjourned the meeting at 7:09 PM.

Tina Fox
Recording Secretary