



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: A. David Babbitt
Kevin Beno
Kirby Cunha
Ray Faucher, Sr.
Leslie Lavallee
John O'Connell
Thomas Poplawski
Dan Roy
There was a quorum.

Alternates Ray Faucher, Sr., Leslie Lavallee and Thomas Poplawski were not seated.

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

3. Public Hearings

- 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. Cullen Silvestri, 1379 Thompson Rd., stated that the expansion is necessary because the veterinarian clinic is growing. He mentioned that the back yard has many trees, and the expansion would only result in losing a few trees.
 2. Jeffrey Laframboise, 1403 Thompson Rd., had questions about how tall and how close to the fence line the proposed building would be. C. Silvestri answered his questions and J. Laframboise had no objections.
 3. **Kevin Beno moved and A. David Babbitt seconded the motion to close the public hearing. The motion carried unanimously.**
 4. The Board discussed the application. K. Cunha stated that the most affected abutter is J. Laframboise and he seemed fine with the application. D. Roy stated that the expansion is only 394 sq. ft. over the 25% allowed.
 5. **A. David Babbitt moved and Kevin Beno seconded the motion to approve variance 16-01. The motion carried unanimously.**

- b. **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. Laurie Nelson, 44 Emil Dr., stated that they wish to expand their living space to accommodate for their daughter, son-in-law and grandchild living with them. She explained that the extension would be at the back of the garage. Chris Nelson, 44 Emil Dr., stated that the abutting property is Town owned, there is room for six parking spaces currently, and the proposed building will be the same height as the existing garage.
 2. A resident at 23 Emil Dr. stated that he is for the variance.
 3. **Kevin Beno moved and A. David Babbitt seconded the motion to close the public hearing. The motion carried unanimously.**
 4. K. Cunha felt that the variance should have a contingency that the proposed building maintains the current roof line.
 5. **A. David Babbitt moved and Kevin Beno seconded the motion to approve variance 16-02 with the condition of maintaining the roof-line. The motion carried unanimously.**
4. Approval of Minutes
 - A. **Kevin Beno moved and A. David Babbitt seconded the motion to accept the March 14, 2016 minutes as written. The motion carried unanimously.**
5. Correspondence
 - A. Sent via mail (*sent via email only)
 1. Agenda: Zoning Board of Appeals, April 13, 2016
 2. Minutes: Zoning Board of Appeals, March 14, 2016; Planning and Zoning Commission, March 28, 2016.
 3. ZEO Report: March 2015
 4. Budget Report: March 2015
6. Applications and Appeals
 - A. **Variance 16-03:** Terry Helmetag, Applicant and Owner of Record. For property at 326 Thompson Rd. Map 105/Block 38/Lot 10/Zone TC-80. Requesting variance to construct 22' x 24' garage.
Reason: No other location for garage.
 1. **A. David Babbitt moved and Kirby Cunha seconded the motion to accept variance application 16-03. The motion carried unanimously.**
7. Applications and Appeals Received after Agenda Posted: None
8. Old Business
 - A. D. Roy stated that he is glad to see the member back from Florida.
9. New Business: None
10. Citizens' Comments: None

11. Commissioners' Comments

- A. A. David Babbitt stated that he is glad to see the activity at Dunkin Donuts and Dollar General.
- B. D. Roy mentioned a conversation with Attorney St. Onge regarding a lawsuit and agreed to keep the Board updated on the matter.

12. Future Meetings

- A. Monday, May 9, 2016: Merrill Seney Community Room, Town Hall
7:00 PM.

13. Adjournment

- A. **Kirby Cunha moved and Dan Roy seconded the motion to adjourn. The motion carried unanimously.**
- B. Chairman Dan Roy adjourned the meeting at 7:25 PM.

Tina Fox
Recording Secretary