



TOWN of
THOMPSON
ZONING BOARD OF APPEALS

Minutes: Zoning Board of Appeals

September 12, 2016

Merrill Seney Community Room, Town Hall, 7PM

p. 1 of 3

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: Kevin Beno
Kirby Cunha
Ray Faucher, Sr.
Leslie Lavallee
Thomas Poplawski
Dan Roy
There was a quorum.

Alternates Thomas Poplawski and Leslie Lavallee were seated.

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

3. Public Hearings

- A. **Variance 16-06:** Tri-State Baptist Church, Applicant and Owner of Record. For property at 386 Quinebaug Rd. Map 38/Block 87/Lot 2A/Zone RA-80. Variance requested to increase sign size from 12 sq. ft. allowed to 45 sq. ft.
Reason: Although discussion was made and abutters notified, original paperwork did not reflect sign size.
 1. Pastor Ron Berard explained that the proposed sign is 4ft by 8ft, plus posts. The current sign on the property is 51 sq. ft., so the new sign will be smaller.
 2. K. Beno stated that the sign appears to be the same sign the Board looked at for the previous variance.
 3. No one in the audience spoke for or against the variance.
 4. **Kevin Beno moved and Kirby Cunha seconded the motion to close the public hearing. The motion carried unanimously.**
 5. **Kevin Beno moved and Kirby Cunha seconded the motion to approve variance 16-06 as presented. The motion carried unanimously.**

- B. **Variance 16-07:** Duane Higgins, Applicant and Owner of Record. For property at 1 Alix Dr. Map 143/Block 16/Lot 56/Zone R-40. Variance requested to decrease side and back yard setbacks from 25 ft to 5 ft.
Reason: Very small lot, and 25 ft setbacks make potential construction impossible.
1. Duane Higgins, 1 Alix Dr., explained that this is a half acre lot. The shed would be on top of the leech field if he obeyed the 25 ft setback. He would like to place the shed in the back corner of the lot. He is asking for a 16 ft by 16 ft shed and a 5 ft setback, but that is the maximum he would need.
 2. There was significant discussion regarding the lack of any drawing or A2 survey with the application, as the Board had no paperwork to look at to know what was being requested.
 3. D. Higgins agreed to look into retrieving the original A2 survey of the property, and a drawing of what he is proposing to build.
 4. **Kevin Beno moved and Kirby Cunha seconded the motion to forward variance 16-07 to the next meeting, at which time the applicant will bring a survey and actual building construction prints. The motion carried unanimously.**
4. Approval of Minutes
- A. **Leslie Lavallee moved and Thomas Poplawski seconded the motion to accept the minutes of the August 8, 2016 meeting as written. The motion carried unanimously.**
5. Correspondence
- A. Sent via mail (*sent via email only)
1. Agenda: Zoning Board of Appeals, September 12, 2016
 2. Minutes: Zoning Board of Appeals, August 8, 2016; Planning and Zoning Commission, August 24, 2016 and August 29, 2016.
 3. ZEO Report: August 2016
 4. Budget Report: August 2016
 5. Received August 18, 2016: Letter from Renee Waldron re: Variance Approval forms.
 6. Received August 30, 2016: letter from Margot McLean re: Variance 16-03, requested to be read aloud. (Attached to these minutes.)
 - a. The Board briefly discussed this letter during old business.
6. Applications and Appeals: None
7. Applications and Appeals Received after Agenda Posted: None
8. Old Business
- A. Various Board members agreed that the garage related to variance 16-03 looks good. D. Roy stated that meetings should not be postponed for any reason at a taxpayer's request, with various Board members agreeing.
 - B. D. Roy suggested that Alvan Hill advise applicants further and give them more guidance so that they are more prepared for meetings.
 - C. There was discussion as to whether or not the Board would enforce the rule that all applicants must submit an A2 survey. No decision was made.

- D. L. Lavallee asked about correspondence item 5. D. Roy felt that it is not a Board decision and A. Hill can handle the request.
 - E. The Board very briefly discussed both the Marianapolis Sewer Project and the proposed solar project behind Town Hall.
9. New Business: None
10. Citizens' Comments
- A. Jim Pimental, 30 Starr Rd., stated that a 16 ft by 16 ft shed does not sound like a good idea.
11. Commissioners' Comments: None
12. Future Meetings
- A. **Wednesday**, October 12, 2016: Merrill Seney Community Room, Town Hall
7:00 PM.
13. Adjournment
- A. **Kevin Beno moved and Kirby Cunha seconded the motion to adjourn. The motion carried unanimously.**
 - B. Chairman Dan Roy adjourned the meeting at 7:53 PM.

Tina Fox
Recording Secretary