



TOWN of
THOMPSON
ZONING BOARD OF APPEALS

Minutes: Zoning Board of Appeals

October 12, 2016

Merrill Seney Community Room, Town Hall, 7PM

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

Alternates Ray Faucher, Sr., Thomas Poplawski and Leslie Lavallee were seated.

2. Staff Present: Alvan Hill, ZEO
Tina Fox, Recording Secretary
3. Public Hearings
 - A. **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., presented a map from the original subdivision survey and stated that he was told it was an A2 survey. He also presented two hand-drawn sketches of the proposed project. He stated that he found the original pins and they are very clear on his property. He provided photographs of the pins.
 2. R. Faucher, Sr. asked if the building could be put on another section of the property. D. Higgins answered that it could be put anywhere, but this is where he wants it and is the most convenient spot for it.
 3. K. Beno asked about the topography. D. Higgins answered that where the shed would be located is a bit of a hollow, but he would have a landscaper come in to grate it.

4. David Hamel, 15 Lakeside Dr., stated that his property abuts the subject property. His house is 17 ft. from the poles that are supposed to mark the property line, so the proposed building would be less than 25 ft. from his house. The 16'x16' building will be intrusive and any potential buyer will feel crowded in. The shed would be at the lowest point of his property, where the property drains. He would have to lift the ground, which would change the characteristics of the drainage, and possibly create damming/ponding. The soil will be hyper-saturated and may not be able to support the trees. Water will run directly to his property and may end up with a wet basement.
 5. L. Lavallee asked if an A2 survey would clarify drainage issues, to which K. Beno answered that an A2 would indicate elevation. R. Faucher, Sr. stated that the Board needs an A2 survey.
 6. **Dan Roy moved and Kevin Beno seconded the motion to close public hearing 16-07. The motion carried unanimously.**
 7. D. Roy stated that the Board was expecting an A2 survey, as discussed at the last meeting. Without an A2 survey, the Board cannot confirm the location of the pins, the slope of the property, or if there will be a drainage problem.
 8. K. Beno stated that the Board is not trying to force the applicant to incur costs, but without an A2 survey, it's not possible to know if the pins are accurate.
 9. T. Poplawski suggested changing the dimensions of the shed to meet the setback requirements.
 10. **Ray Faucher, Sr. moved and Kevin Beno seconded the motion to not make a decision on application 16-07 until we get an A2 survey in front of us so we can actually see where the building is and the lay of the land. The motion carried unanimously.**
 11. D. Roy stated that an A2 survey was expected, after discussing the matter at the last meeting.
 12. D. Higgins reiterated that he was told what he presented was an A2 survey.
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4. Approval of Minutes
 - A. **Kevin Beno moved and Thomas Poplawski seconded the motion to accept the minutes of the September 12, 2016 meeting as written. The motion carried unanimously.**
 5. Correspondence
 - A. Sent via mail (*sent via email only)
 1. Agenda: Zoning Board of Appeals, October 12, 2016
 2. Minutes: Zoning Board of Appeals, September 12, 2016; Planning and Zoning Commission, September 26, 2016.
 3. ZEO Report: September 2016
 4. Budget Report: September 2016

6. Applications and Appeals

- A. **Variance 16-08:** Havish, LLC, Applicant and Owner of Record. For property at 440 Riverside Dr. Map 85/Block 95/Lot 23A/Zone C. Variance requested to allow impervious area less than 60% and a second freestanding sign (3'x6.5') to be used for menu board.

Reason: Parcel was already developed and exceeded 60% when the regulation was enacted. The drive-up window requires a menu board for placing orders.

1. **Kevin Beno moved and Ray Faucher, Sr. seconded the motion to accept variance application 16-08. The motion carried unanimously.**

7. Applications and Appeals Received after Agenda Posted

A. Application 16-09

1. **Leslie Lavallee moved and Ray Faucher, Sr. seconded the motion to accept variance application 16-09. The motion carried unanimously.**

B. Application 16-10

1. **Dan Roy moved and Kevin Beno seconded the motion to accept variance application 16-10. The motion carried unanimously.**

C. Application 16-11

1. **Ray Faucher, Sr. moved and Tom Poplawski seconded the motion to accept variance application 16-11. The motion carried unanimously.**

8. Old Business

- A. The Board discussed whether or not A2 surveys should be required before an application is submitted. D. Roy suggested that A. Hill should guide applicants to get an A2 when it is clear that it is needed.

9. New Business: None

10. Citizens' Comments

11. Commissioners' Comments: None

12. Future Meetings

- A. Monday, November 14, 2016: Merrill Seney Community Room, Town Hall
7:00 PM.

13. Adjournment

- A. **Kevin Beno moved and Ray Faucher, Sr. seconded the motion to adjourn. The motion carried unanimously.**

- B. Chairman Dan Roy adjourned the meeting at 7:52 PM.

Tina Fox
Recording Secretary

