



*TOWN of*  
**THOMPSON**  
**ZONING BOARD OF APPEALS**

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*Linda Paradise*  
TOWN CLERK/ASST.

**Minutes: Zoning Board of Appeals**

**November 13, 2017**

**Merrill Seney Community Room, Town Hall, 7PM**

Chairman Dan Roy called the meeting to order at 7:10 PM in the Merrill Seney Community Room at the Town Hall.

- I. Roll Call: Kevin Beno  
Kirby Cunha  
Leslie Lavallee  
John O'Connell  
Tom Poplawski  
Dan Roy  
Jason St. Onge  
**There was a quorum.**

Alternate: Jason St. Onge was seated.

- II. Staff Present: Diane Minarik, Recording Secretary  
Cynthia Dunne, Zoning Enforcement Officer

II. Public Hearings

- A. **Variance 17-11:** Krzysztof and Katarzyna Chojnicki, Applicants and Owners of Record. For property at 49 Quaddick Town Farm Rd. Map 154/Block 5/Lot 6/Zone R-80. Requesting front yard set-back reduction from 50' to 38' for single family home.

**Reason:** Due to existing size of lot of record and pre-existing house set back.

1. Katarzyna Chojnicki stated they bought this property with a house from 1900's on it that was very close to the road. They demolished the old house and want to build a new one further back from the road but due to the size of the lot the purposed location of the new house is still within the front set-back requirements.
2. T. Poplawski asked if the square footage of the purposed home was the same as the old one because it looks the same. Katarzyna said yes.
3. K. Beno stated the purposed home is set back further than the old home.
4. D. Roy stated there was no one present to oppose variance.
5. **Kevin Beno moved and John O'Connell seconded the motion to close the public hearing for variance 17-11.**

Kevin Beno- Yes

Kirby Cunha- Yes

John O'Connell- Yes

Tom Poplawski- Yes

Dan Roy- Yes

Jason St. Onge- Yes

**The motion carried unanimously.**

6. D. Roy stated he likes the purposed house location on the lot, it only improves the situation.

**MUNICIPAL BUILDING**

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7. **Kevin Beno moved and John O'Connell seconded the motion to approve variance 17-11.**

Kevin Beno- Yes

Kirby Cunha- Yes

John O'Connell - Yes

Dan Roy- Yes

Jason St. Onge- Yes

**The motion carried unanimously.**

IV. Approval of Minutes

A. **Kirby Cunha moved and John O'Connell seconded the motion to accept the minutes of the October 11, 2017 meeting as written.**

Kevin Beno- Yes

Kirby Cunha- Yes

John O'Connell - Yes

Tom Poplawski- Yes

Dan Roy- Yes

Jason St. Onge- Yes

**The motion carried unanimously.**

V. Correspondence

A. Sent via mail

1. Agenda: Zoning Board of Appeals, November 13, 2017

2. Minutes: Zoning Board of Appeals, October 11, 2017;  
Planning and Zoning Commission, October 23, 2017

3. Budget Report: October 2017

4. ZEO Report: October 8, 2017

VII. Applications and Appeals: None

VIII. Applications and Appeals Received after Agenda Posted: None

VIII. Old Business: None

IX. New Business:

A. Approve 2018 Meeting Schedule: C. Dunne with confirm dates for next meeting.

B. Election of Officers: Carried over to next meeting.

C. Acceptance of Tina Fox's Resignation Letter: C. Dunne will send a thank you letter to Tina from the Board.

X. Citizens' Comments: None

XI. Commissioners' Comments: Change this to Board Members' Comments

XII. Future Meeting:

A. Monday, December 11, 2017: Merrill Seney Community Room, Town Hall  
7:00 PM.

XIII. Adjournment

A. **Kirby Cunha moved and Jason St. Onge seconded the motion to adjourn.**  
**The motion carried unanimously.**

B. Chairman Dan Roy adjourned the meeting at 7:25 PM.

*Diane Minarik*

Diane Minarik

Recording Secretary