



# TOWN of THOMPSON ZONING BOARD OF APPEALS

815 Riverside Dr, P.O. Box 899, No. Grosvenordale, Ct 06255  
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**Minutes: Zoning Board of Appeals**  
**Monday, July 9, 2018 7:00 PM**  
**Merrill Seney Community Room, Town Hall**

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1. Chair Dan Roy called the meeting to order at 7:00 PM.
2. Roll Call: Chair Dan Roy, Vice-Chair Kevin Beno, Tom Poplawski, John O'Connell, Leslie Lavallee and Jared Lockwood

Absent: Jason St. Onge and Kirby Cunha

Alternates Seated: Leslie Lavallee for Kirby Cunha

Staff Present: Cynthia Dunne, Zoning Enforcement Officer and Diane Minarik,  
Recording Secretary

3. Public Hearings:
  - a. **Variance #18-03** George Bordua Family Trust, Applicant & Owner of property at 525 Brandy Hill Rd, Map 143, Block 17, Lot 7-5, Zone R-40, requesting variance to finish space above garage on property into a one bedroom in-law apartment. **Reason:** to care for aging parents.
    - Steve Bordua of 403 Brandy Hill Rd was representing the George Bordua Family Trust and was sworn in. He explained they would like to keep their parents on the family property; it currently is a 4 stall garage and the upstairs is already finished; Wetlands Agent had no concerns; NDDH approval with a new septic system; ok to use existing water and electrical services.

The Board expressed concern that they do not want it to become a rental property after it is no longer needed for parents; ZEO read Section 2, A, 3, and the definition of In-Law Apartment of the ZBA Regulations.

- Louise Bennett, Sabin St, Putnam was sworn in and would like to see her parents be able to age in place.
- Ann Alves, 535 Riverside Dr. was sworn in; is the healthcare profession and stated the goal is to keep elderly in their homes.
- Sue Breen, 529 Brandy Hill Rd, was sworn in; is a neighbor and has no problems with the proposal and would like to see them be able to stay on their property at this time in their lives.

**Kevin Beno moved and Tom Poplawski seconded the motion to close the public hearing.**

**The motion carried unanimously.**

There was a discussion on putting a stipulation on this variance.

**Kevin Beno moved and Tom Poplawski seconded the motion to grant Variance #18-03 based on the stipulation that the applicants direct family members own and live on the property.**

**The motion carried unanimously.**

4. Approval of June 11, 2018 Minutes:

**John O'Connell moved and Leslie Lavallee seconded the motion to accept the minutes of the June 11, 2018 meeting as written.**

**The motion carried unanimously.**

5. Correspondence:

- a. Minutes of PZC Meeting on 6/25/18
- b. FY18-19 Budget Report
- c. ZEO Report w/attachments
- d. Webster ZBA Decision on 122 Point Breeze Rd.
- e. Burrillville Planning Dept. Joint Public Hearing Notice

6. Applications and Appeals: None

7. Applications and Appeals Received after Agenda Posted: None

8. Old Business: None

9. New Business: None

10. Citizens' Comments: None

11. ZBA Members' Comments:

- Kevin Beno did some research online regarding in-law apartments and evidently on the other side of the state this was such a huge issue of in-law apartments being turned into rental apartments; other towns are starting to re-write regulations to avoid the same issues; ZEO will ask PZC to add this stipulation to the in-law apartment regulation during the rewrite.
- Update on Quinn Shirt Shop

12. Future Meeting: Monday 8/13/18 in the Merrill Seney Community Room, Town Hall at 7:00 PM.

13. Adjournment:

**Tom Poplawski moved and Leslie Lavallee seconded the motion to adjourn.**

**The motion carried unanimously.**

Chair Dan Roy adjourned the meeting at 7:30 PM.

Respectfully Submitted,

*Diane Minarik*

Diane Minarik

Recording Secretary