



TOWN of THOMPSON ZONING BOARD OF APPEALS

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Linda Paradise
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Minutes: Zoning Board of Appeals
Monday June 10, 2019 7:00 PM
Merrill Seney Community Room, Town Hall

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1. Chair Dan Roy called the meeting to order at 7:10 PM.
2. Roll Call: Chair **Dan Roy**, Vice-Chair **Kevin Beno**, **Tom Poplawski**, **Kirby Cunha**, **Leslie Lavallee**, **Jared Lockwood** and **Jason St.Onge**

Absent: John O'Connell

Alternates Seated: Jason St.Onge for John O'Connell

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

3. Public Hearings:

- a. **ZBA Variance #19-01**: Michael B. Darcy, applicant & owner of property at 425 Thompson Road, Map 105, Block 32, Lot 12, Zone R40, requesting a side set-back reduction from 25 feet to 4 feet to extend existing garage 16 feet. Michael B. Darcy was sworn in and read a statement; requesting to add a 16' bay garage to the existing 1 bay garage; has 4 letters of support from his neighbors; builder Tim Lavallee drew up plans which he submitted to Board; has pre-existing non-conforming lot; neighbor, Ms. Bond, found an 8 year old survey, from KWP, of her property, 10 days prior, which shows a 520 sq ft triangle piece of land on his side of the stonewall that was thought to be his property and the location of his proposed garage; Ms. Bond will sell him this piece of land; a survey will be conducted in a couple weeks; he know no work can start until he legally owns this land but doesn't want to go any further until he knows he has the variance. Discussion between Board and applicant regarding building location on lot; size of proposed garage and distance from property line; snow removal; surveying the property; suggestions on how to get more distance from property line;

Kevin Beno moved and Kirby Cunha seconded the motion to continue ZBA Variance #19-01 Public Hearing, for additional information, to the next regular meeting on Monday 7/8/19 @7:00 pm. The motion carried unanimously.

4. Approval of May 13, 2019 Minutes:
Kirby Cunha moved and Jason St.Onge seconded the motion to approve the 5/13/19 minutes as written. The motion carried unanimously.

5. Correspondence:

- a. Minutes of PZC Meeting on 5/28/19
- b. FY18-19 Budget Report 7/1/18 – 5/30/19
- c. ZEO Report
- d. CFPZA Spring 2019 Newsletter
- e. Thompson Community Day 10/5/19

6. Applications and Appeals: None

7. Applications and Appeals Received after Agenda Posted: None
8. Old Business:
 - a. PZC Sub-Committee Meeting 6/3/19 re: Zoning Regulations Rewrite – Cancelled, Mr. Filchak was unable to attend.
9. New Business: None
10. Citizens' Comments: None
11. ZBA Members' Comments:

Mr. Darcy was thorough and did a good job. It's a touchy situation.
12. Future Meeting: Monday 7/8/19 in the Merrill Seney Community Room, Town Hall at 7:00 PM.
13. Adjournment:

Kirby Cunha moved and Tom Poplawski seconded the motion to adjourn.

Chair Roy adjourned the meeting at 8:01 PM

Respectfully Submitted,

Diane Minarik

Recording Secretary