



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 8, 2019 7:00 PM
Merrill Seney Community Room, Town Hall

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

Absent: **Jason St.Onge**

Alternates Seated: None

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

3. Public Hearing: Continued
 - 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 submitted new plans dated 7/2/19 with results of the land survey and changes to the proposed garage width from 16 feet to 13 feet; new requested side setback variance of 6.6 feet to 6.7 feet. No public comment.

Kevin Beno moved and Kirby Cunha seconded the motion to close the Public Hearing on ZBA Variance #19-01. The motion carried unanimously.

No discussion.

Kevin Beno moved and Tom Poplawski seconded the motion to accept ZBA Variance #19-01 as shown on plans dated 7/2/19 and contingent upon acquiring the property to match the property line as shown on said plans.

The motion carried unanimously.

4. Approval of June 10, 2019 Minutes:

Kevin Beno moved and Kirby Cunha seconded the motion to approve the 6/10/19 minutes as written. The motion carried unanimously.

5. Correspondence:

- a. Minutes of PZC Meeting on 6/24/19
- b. FY18-19 Budget Report 7/1/18 – 6/30/19
- c. ZEO Report – apologized for not having a report, the office is overwhelmed with work from PZC.
- d. CFPZA Spring 2019 Newsletter

6. Applications and Appeals:

- a. **Variance ZBA # 19-02:** Connecticut Water Company, owner of 71 Thompson Hill Rd, Map 83, Block 57, Lot 13, Zone R40, requesting a Building Size Variance, increase existing building from 17' x 17' (289 sq ft) to 18' x 28', 214 sq ft larger than existing building, 25% over the allowable size increase for a non-conforming structure. The additional space is necessary to continue existing use and satisfy building and safety regulations.
Kevin Beno moved and Tom Poplawski seconded the motion to accept Variance ZBA #19-02 for a Public Hearing at the next meeting on Monday August 12, 2019 in the Merrill Seney Community Room in the Town Hall. The motion carried unanimously.
- b. **Variance ZBA #19-03:** Kristen Warren, owner of 1031 Thompson Rd., Map 118, Block 22, Lot 3, Zone R40, requesting a 10 foot front setback variance to build a pool.
Kevin Beno moved and Kirby Cunha seconded the motion to accept Variance ZBA #19-03 for a Public Hearing at the next meeting on Monday August 12, 2019 in the Merrill Seney Community Room in the Town Hall. The motion carried unanimously.
- c. **Variance ZBA #19-04:** Christine Lorkiewicz, owner of 193 Linehouse Rd., Map 36, Block 69A, Lot 2B, Zone R80, requesting a 2 foot side setback variance for a shed.
Dan Roy moved and Kevin Beno seconded the motion to accept Variance ZBA #19-04 for a Public Hearing at the next meeting on Monday August 12, 2019 in the Merrill Seney Community Room in the Town Hall. The motion carried unanimously.
- d. **Variance ZBA #19-05:** Richard Audet, owner of 50 Wrightson Drive, Map 143, Block 17, Lot 18, Zone R40, requesting a 19 ft side yard setback and a 10 front yard setback.
Kirby Cunha moved and Tom Poplawski seconded the motion to accept Variance ZBA #19-05 for a Public Hearing at the next meeting on Monday August 12, 2019 in the Merrill Seney Community Room in the Town Hall. The motion carried unanimously.

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: None

12. Future Meeting: Monday 8/12/19 in the Merrill Seney Community Room, Town Hall at 7:00 PM.

13. Adjournment: **John O'Connell moved and Tom Poplawski seconded the motion to adjourn.** Chair Roy adjourned the meeting at 7:20 PM

Respectfully Submitted,

Diane Minarik

Recording Secretary