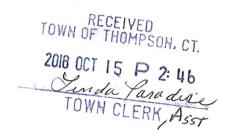


TOWN of THOMPSON ZONING BOARD OF APPEALS

815 Riverside Dr, P.O. Box 899, No. Grosvenordale, Ct 06255 Telephone (860) 923-9475 · Fax (860) 923-9897



Minutes: Zoning Board of Appeals
Wednesday October 10, 2018 7:00 PM
Merrill Seney Community Room, Town Hall

Page 1 of 3

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, Jason St. Onge, Leslie Lavallee and Jared Lockwood

Absent: 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. **ZBA #18-04** Shawn P. Deary, Applicant & Owner of Property at 1 Totem Pole Dr. Map 141, Block 17, Lot 50, R-40, increase size of existing shed on property with existing setback. Shawn Deary was present and sworn in; he replaced existing 60 sq. ft. shed with a new 180 sq. ft. shed without applying for Zoning Permit and has increased the size beyond the 25% allowable increase for an accessory building on a non-conforming property per Zoning Regulations Article VI, Sec. 4; since this is a non-conforming existing shed he is only asking for a variance on the increase in the size of 25%; Zoning Permit is now paid; he went to Building Dept. to pull permit but no permit is needed for a structure under 200 sq. ft. so he thought he didn't need any permit; the new shed footprint started exactly on top of old shed footprint; he received compliments from neighbors regarding the work he had done since buying the house until he had the top of a tree cut off that was touching the shed; the tree is on the property line of his neighbor Barry McCarthy.
- ➤ Chair Roy read an email from neighbor Barry McCarthy, owner of 3 Totem Pole Drive, with concerns that if a new building offset line which is against current codes is being established he's going on record opposing it.
- ➤ Chair Roy read a letter from Durf Hyson, 370 Brandy Hill Rd, which stated he doesn't have any issues with the new shed, it's a good size for the lot and tucked away not hindering my view of the lake.
- ➤ Derek Desouza, 3 Totem Pole Drive leasing from Mr. McCarthy, had no problems with tree trimming until shed was built within inches of a tree; disagrees the new shed is on same footprint, unhappy with loosing privacy

from the topped tree; Mr. McCarthy doesn't want any problems with Shawn but just wants to make sure allowing this variance doesn't give Mr. Deary the right to ignore other regulations.

> The Board reassured Mr. Desouza each project is handled completely separate, this variance is only for the shed.

Kevin Beno moved and Leslie Lavallee seconded the motion to close the Public Hearing. The motion carried unanimously.

The Board suggested they communicate and agree on what to do with the trees for a better living environment.

Kevin Beno moved and Leslie Lavallee seconded the motion to approve ZBA Variance #18-04. A roll call vote was taken.

The motion carried unanimously.

4. Approval of September 10, 2018 Minutes:

A copy of the minutes were available for review. Chair Roy asked if there were any corrections and being none:

Minutes of the 9/10/18 regular meeting was accepted as written.

- 5. Correspondence:
 - a. Minutes of PZC Meeting on 9/24/18
 - b. FY18-19 Budget Report
 - c. ZEO October Report
 - d. Webster ZBA: Notice of PH on 9/17/18 for Special Permit application
 - e. Webster ZBA: Notice of PH on 9/17/18 for a variance application
- 6. Applications and Appeals:
 - a. **ZBA #18-05:** Donald Mead, Applicant and Owner of property at 0 Watson Rd, Map 15, Block 72, Lot 28B, R-40, requesting variance decreasing the frontage on a public street from 150' to 140.45', a 9.55' frontage decrease.

John O'Connell moved and Tom Poplawski seconded the motion to accept ZBA Variance #18-05 for Public Hearing at the next ZBA Meeting on Wednesday 11/14/18 @ 7:00 pm. A roll call vote was taken.

The motion carried unanimously.

- 7. Applications and Appeals Received after Agenda Posted: None
- 8. Old Business: None
- 9. New Business:
 - a. Review of 2019 meeting dates for approval.

Kevin Beno moved and Leslie Lavallee seconded the motion to accept the 2019 ZBA Regular Meeting dates. A roll call vote was taken.

The motion carried unanimously.

- 10. Citizens' Comments: None
- 11. ZBA Members' Comments:
 - Discussion on the positive outcome of the public hearing and how it makes a Board feel.
- 12. Future Meeting: **Wednesday** 11/14/18 in the Merrill Seney Community Room, Town Hall at 7:00 PM.
- 13. Adjournment:

Kevin Beno moved and Leslie Lavallee seconded the motion to adjourn. The motion carried unanimously.

Chair Dan Roy adjourned the meeting at 7:35 PM.

Respectfully Submitted,

Diane Minarik

Diane Minarik Recording Secretary