



TOWN of THOMPSON

ZONING BOARD OF APPEALS

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Minutes: Zoning Board of Appeals
Monday August 12, 2019 7:00 PM
Merrill Seney Community Room, Town Hall

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1. Vice-Chair Kevin Beno called the meeting to order at 7:00 PM.

Roll Call: Vice-Chair Kevin Beno, Tom Poplawski, Kirby Cunha and Jason St. Onge

Absent: Chair Dan Roy, Leslie Lavallee, Jared Lockwood and John O'Connell

Alternates Seated: None

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

2. Public Hearing:

a. **ZBA Variance #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; This is a non-conforming commercial building in a residential area. The additional space is necessary to continue existing use (water treatment) and satisfy building and safety regulations. Josh Geragotelis, CT Water Construction Project Manager and James Cassagrande, CT Water Manager of Engineering were sworn in, building is accessible from Rachel Dr; structure is now undersized and hazardous for pump station personnel to maneuver inside; proposing to build new larger station on site; will need to keep existing pump station building operational until new building is tested, up and running online then demolition old building; reviewed plans and pictures;

- Norman Deslauriers, 54 Darcy Lane, questioned if meets setbacks and why non-conforming – questions answered.
- Anne-Marie Orn, 44 Rachel Dr, looked at picture of proposed building and is not a fan, has to look at it daily; road is crumbling with existing trucks, what will happen with the bigger trucks? – *There will be less deliveries with new building.*

Kirby Cunha moved and Jason St. Onge seconded the motion to close the Public Hearing on ZBA Variance #19-02.

The motion carried unanimously.

Discussion: It is a hardship, something has to be done for the sake of water for the Town. It's an improvement, the building will be an upgrade, small increase in size, and benefit outweighs residential view.

Kirby Cunha moved and Jason St. Onge seconded the motion to approve ZBA Variance #19-02 as requested (existing building stays operational until new building is brought on-line, then old building will be demolished).

A roll call vote was taken.

The motion carried unanimously.

- b. **ZBA Variance #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. Applicant Kristen Warren was sworn in, house built in 1854, needs variance to install in-ground pool due to well, septic and driveway locations; will install white privacy fence in front; a fence will be installed around pool; no alternate locations for pool; currently putting on addition and Town Building Inspector has been on-site and helping her with information;

Kirby Cunha moved and Tom Poplawski seconded the motion to close the Public Hearing on ZBA Variance #19-03.

The motion carried unanimously.

Discussion: only deficiency is the front setback, only asking for 10 ft variance.

Kevin Beno moved and Tom Poplawski seconded the motion to approve ZBA Variance #19-03 as requested (10-foot front yard setback variance).

A roll call vote was taken.

The motion carried unanimously.

- c. **ZBA Variance #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.

ZEO stated applicant wished the public hearing not be opened tonight, they were not prepared, had not sent out notices or put up sign yet.

Kirby Cunha moved and Jason St. Onge seconded the motion to put Application ZBA Variance #19-04 on the next meeting agenda, Monday September 9, 2019.

The motion carried unanimously.

- d. **ZBA Variance #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. Applicant Richard Audet was sworn in, brought sketches of proposed shed, has existing shed 10' x 16' x 10' high, requesting variance for new 24' x 20' x 17' high shed for tools not a garage, w/wood frame floor, on pillars; 30' from water, 33' from road and 5'6" from side property line, tree will be removed; looked at survey for their property next door;

- Doris Warmingham, 38 Wrightson Dr – has no problem with project.
- Received letter dated 7/24/19 from Rodney Waters (Principal) Quaddick Lighthouse Point LLC, in support of the variance for the Audets.

Kevin Beno moved and Tom Poplawski seconded the motion to close the Public Hearing on ZBA Variance #19-05.

The motion carried unanimously.

Discussion: existing building w/same setbacks except it will be closer to their house, no one across the street,

Kirby Cunha moved and Tom Poplawski seconded the motion to approve ZBA Variance #19-05 as requested (19-foot side yard setback variance and a 10-foot front yard setback variance)

A roll call vote was taken.

The motion carried unanimously.

3. Approval of July 8, 2019 Minutes:

Jason St. Onge moved and Kirby Cunha seconded the motion to approve the 7/8/19 minutes as written.

The motion carried unanimously.

4. Correspondence:

- a. Minutes of PZC Meeting on 7/22/19
- b. FY18-19 Budget Report - None
- c. ZEO Report
- d. CFPZA Summer 2019 Newsletter
- e. Douglas ZBA 2 Public Hearing Notices

6. Applications and Appeals: None

7. Applications and Appeals Received after Agenda Posted:

8. Old Business: None

9. New Business: None

10. Citizens' Comments: None

11. ZBA Members' Comments:

12. Future Meeting: **Monday September 9, 2019** in the Merrill Seney Community Room, Town Hall at 7:00 PM. Correction from agenda.

13. Adjournment:

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

Vice-Chair Kevin Beno adjourned the meeting at 7:43 PM

Respectfully Submitted,

Diane Minarik

Recording Secretary