



# TOWN of THOMPSON ZONING BOARD OF APPEALS

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*Linda Paradise*  
TOWN CLERK, Asst

**Minutes: Zoning Board of Appeals**  
**Wednesday November 13, 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.**

Roll Call: Chair Dan Roy, Vice-Chair Kevin Beno, Tom Poplawski, Kirby Cunha, Jason St. Onge, Leslie Lavallee and Jared Lockwood

Absent: John O'Connell

Alternates Seated: J. St. Onge for J. O'Connell

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

**2. Public Hearings:**

- a. **ZBA Variance #19-06:** Hann Youssef, applicant & owner of 64 Messier Rd, Map 48, Block 104, Lot 50A, Zone R80, requesting a 135-foot 'lot frontage on a public street' variance to build a second dwelling unit for parents. ZEO stated it was suggested to wait on site plans and wetlands approval until variance is granted. Mr. Youssef was sworn in; looking to build separate dwelling for parents behind his house on his 4.5 acre lot to bring parents closer to care for them and give them their own space for more quiet and privacy; houses to stay in family in years to come, no plans to sell. No size or location of proposed house was given to the Board.

Public input:

- Theresa, 58 Messier Rd asked how close the house would be to her house - *proposed house would be 25 feet from her property line*
- Ida Ranson, 75 Messier Rd read a statement (exhibit A) containing zoning regulations; if approved it would be a conflict of the regulations and detrimental to the area.

**Kevin Beno moved and Tom Poplawski seconded the motion to close public hearing.** A roll call vote was taken. **The motion carried unanimously**

Discussion – adding in-law apartment to existing house would remedy the issue and is within the regulations; 135 feet is a very large variance; would be setting a precedent for rest of neighborhood.

**Kevin Beno moved and Tom Poplawski seconded the motion to approve ZBA Variance #19-06 as requested.**

A roll call vote was taken:

**Kevin Beno – No**

**Jason St. Onge – No**

**Kirby Cunha – No**

**Tom Poplawski – No** - the reason for 300 foot frontage is years later might want to separate the 2 houses which could be possible.

**Dan Roy – No** – variance too large - could create problems down the line – do for one, have to do for another.

**The motion failed.**

- b. **ZBA Variance #19-07:** Raymond Gould, applicant & owner of 26 Buckley Hill Rd, Map 61, Block 59, Lot 2, Zone R40, requesting a variance for 8-foot front-yard setback. Mr. Gould was sworn in; proposing to replace existing 6 foot porch with a 10' x 40' farmer's porch to be built on sonotubes, to stop water from leaking into the house. No public input.

**Kevin Beno moved and Kirby Cunha seconded the motion to close the public hearing.** A roll call vote was taken. **The motion carried unanimously**

Discussion – the house across the street looks closer to the road than this variance.

**Kevin Beno moved and Kirby Cunha seconded the motion to approve ZBA Variance #19-07 as requested.** A roll call vote was taken.

**The motion carried unanimously**

- c. **ZBA Variance #19-08:** Paul Carter, applicant & owner of 4 Linehouse Rd, Map 38, Block 71B, Lot 1, Zone R80, requesting a variance for 30-foot front-yard setback. Mr. Carter was sworn in; proposing to enlarge existing 10'x 22' breezeway to 26' x 30' and the 11' x 22' 1-car garage to a 26' x 30' 2-car garage; existing garage is already non-conforming by 5 feet, looking for a 15 foot variance to total 20 feet. No public input.

**Jason St. Onge moved and Kirby Cunha seconded the motion to close the public hearing.** A roll call vote was taken. **The motion carried unanimously**

Discussion – most of the homes in the area are closer than 50' from the road.

**Jason St. Onge moved and Kirby Cunha seconded the motion to approve ZBA Variance #19-08 as requested.** A roll call vote was taken.

**The motion carried unanimously**

- d. **ZBA Variance #19-09:** Dennis and Debra Lamarche, applicant & owner of 0 Becola Rd, Map 116, Block 24, Lot 45(& 47), Zone R40, requesting variance to build a 24'x 24' garage on vacant lot, which is across the street from their residence at 25 Becola Rd. Garage is to be used to store handicap vehicle. Mr. & Mrs. Lamarche were sworn in; Lots 45 & 47 (vacant lot) have been combined within the last month, now 100 foot frontage; now deeded as 1 lot; garage about 17 feet high w/cape type roof for storage; most houses on the road have garages across the street. No public input.

**Kevin Beno moved and Kirby Cunha seconded the motion to close the public hearing.** A roll call vote was taken. **The motion carried unanimously.**

Discussion – motion should stipulate they must follow the proper setbacks when building the garage; property cannot be separated when sold.

**Kevin Beno moved and Kirby Cunha seconded the motion to approve ZBA Variance #19-09 as requested with 2 conditions: 1) the garage follow the proper setbacks and 2) the properties stay deeded together and cannot be separated in future sales.** A roll call vote was taken.

**The motion carried unanimously**

## 3. Approval of October 21, 2019 ZBA SPECIAL Meeting Minutes:

**Kirby Cunha moved and Jason St. Onge seconded the motion to approve the 10/21/19 special meeting minutes as written.**

**The motion carried unanimously**

## 4. Correspondence:

- a. Minutes of PZC Meeting on 9/23/19
- b. FY18-19 Budget Report –
- c. ZEO Report - ZEO has signed off on the shed being moved and ZBA Variance #19-04 is now in compliance with the Zoning Regulations.
- d. Presentation on River Mill Redevelopment, Wed. 11/20/19 6pm at Library
- e. Halloran & Sage Seminar 12/2/19 on Role & Responsibilities of Land Use Boards & Commissions
- f. Douglas ZBA Public Hearing Notice
- g. CFPZA Fall 2019 Quarterly Newsletter

## 5. Applications and Appeals: None

## 6. Applications and Appeals Received after Agenda Posted: None

## 7. Old Business: None

## 8. New Business:

- a. Vote of Officers – move to December meeting, 2nd item on agenda.
- b. Approve 2020 Meeting Dates:

**Kirby Cunha moved and Jason St. Onge seconded the motion to approve the 2020 meeting dates as presented.**

**The motion carried unanimously**

## 9. Citizens' Comments:

- Ida thanked the Board for letting her read her statement and quoting the regulations for the audience.
- Marie Costa, 125 New Rd, mentioned the boat storage on New Rd in a residential zone – ZEO explained someone went to the last PZC meeting with preliminary plan regarding storing boats in the winter on a piece of subdivision property on New Road, the PZC informed him he would need to go to ZBA.

## 10. ZBA Members' Comments:

- Chair Dan Roy congratulated Jason St. Onge for getting the votes. This is Dan's last meeting, been serving on the Board for approximately 26 years.

## 11. Future Meeting: Monday 12/9/19 Merrill Seney Community Room, Town Hall 7:00 pm

## 12. Adjournment

**Kevin Beno moved and Dan Roy seconded the motion to adjourn.**

**The motion carried unanimously**

Chair Dan Roy adjourned the meeting at 7:57 PM

Respectfully Submitted,

*Diane Minarik*

Recording Secretary