



TOWN OF THOMPSON

ZONING BOARD OF APPEALS

Minutes: Zoning Board of Appeals
Monday, October 14, 2020
Zoom Meeting 7:00 PM

p 1 of 3

Topic: Zoning Board of Appeals
Time: Oct 14, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/88227263251?pwd=d09CN0JIeWtkbHLCN2U3ZFNDRHBZZz09>

Meeting ID: 882 2726 3251
Passcode: 801029

Topic: Zoning Board of Appeals
Start Time : Oct 14, 2020 07:00 PM

Meeting Recording:
https://us02web.zoom.us/rec/share/QXUvxoL-bMALRnYK3dUTIDui29o0Up9d5TGYyvKat1yBcTu-UqwC10WaGqBDtVNB.23hS8V_FWyktUsGw

Access Passcode: %p08^&R8

1. Call to order
Chairman Kevin Beno called the meeting to order at 7:00 PM via Zoom.
2. Roll Call and Seating of Alternates
Chairman Kevin Beno, Kirby Cunha, Jason St. Onge, Geoff Bolte, Leslie Lavallee, Ross Dimock
Seating of Alternates: Ross Dimock was seated as a voting member
Absent: Ken Weiss, Earl Rosebrooks
Staff Present: Cynthia Dunne, Zoning Enforcement Officer, Amy St. Onge First Selectman and Gloria Harvey, Recording Secretary
3. Public Hearing
Application ZBA 20-05 – Variance Request, Property Owner Charles Tewksbury, 0 Breaults Landing Rd, Map 141, Block 17, Lots 203, 204, 205, Zone R40, seeking a Variance of 30' from frontage setback.

Mr. Tewksbury is requesting a Variance for 30' of setback from the road to build a single family dwelling on a Town Unaccepted Street at the above stated property. The Planning and Zoning Commission approved this request on August 24, 2020 per Town of Thompson Ordinance, February 26, 1973, Article IV with the following conditions:

- Improvement be done on Lot 203 on the Site Plan
- Lots 203, 204, 205 are combined into one building lot

Bruce Woodis, KWP Associates, explained the Site Development Plan for Mr. Tewksbury. Mr. Woodis stated that the lots he is combining were created prior to zoning regulations being put into effect and the setbacks cannot be met under the current conditions. All other setbacks have been met, as well as all the septic requirements. Mr. Woodis commented

Application #20-05 asks for 30' setback however the street line to the proposed dwelling is 18' therefore we are requesting a Variance from 50' to 18'. In response to Ross Dimock's question regarding moving the house back, Mr. Woodis replied that they can't move the house back because of wells on the neighbor's property and that's the only place that the septic can be placed. Lot 206 was combined with the property across the street which had a house on it.

A Board member questioned the location of the well on Lot 206, delineated on the Site Plan of record. Realizing the incorrect plan was submitted, Mr. Woodis put the correct plan on the screen for the members to view it, and he explained where the well will be placed. The ZEO suggested that the applicant not receive the Variance until the correct copy of the plan is in her office and all the members agreed to this Site Plan condition. The ZEO also stated that she visited the site and the turnaround looks good and she believes the neighbors will be happy with what's being done.

There were no abutters who spoke for or against this request for a Variance.

Kirby Cunha moved and Jeff Bolte seconded the motion to close the Public Hearing. Hearing no objections, the motion carried unanimously.

Discussion on Application #20-05 followed and no one had a problem with the request for a Variance. The ZEO asked the Board if they were going to include the condition that Application #20-05 would be approved providing the correct Site Plan be submitted to her office and everyone agreed this condition should be added to the motion.

Kevin Beno moved and Jason St. Onge seconded the motion to Approve Application #20-05 with the condition that the correct Site Plan be submitted to the ZEO's office. A "Yes" vote will be in favor of accepting Application #20-05 with condition. A "No" vote will be to deny.

Kirby Cunha-Yes

Jason St. Onge-Yes

Ross Dimock-Yes

Jeff Bolte-Yes

Kevin Beno-Yes

4. Approval of Regular ZBA Meeting Minutes, September 14, 2020
Jeff Bolte moved and Kirby Cunha seconded the motion to accept the Minutes of September 14, 2020. Seeing no objection the motion carried unanimously.
5. Correspondence:
 - a. PZC September 28, 2020 Minutes
 - b. Town of Thompson Budget Report September 2020
 - c. Calendar Year 2021 Schedule of Meetings
 - d. Town of Webster Zoning Board of Appeals Decision
 - e. Town of Webster Zoning Board of Appeals Decision
 - f. Town of Webster Zoning Board of Appeals Decision
 - g. Town of Webster Zoning Board of Appeals Decision
 - h. ZBA Member List

6. Applications Received after Agenda Posted - None

7. Old Business:

a. 64 Linehouse Road

ZEO visited the site on August 27, 2020 and told the caretaker he had two weeks to vacate the property. Due to the generosity of friends the ZEO was told that the caretaker would be off the property by September 22, 2020 as they had found him a job at a salvage operation in Myrtle Beach, North Carolina. The ZEO's recent visit to the site showed that the trailer is still on the property, however it is vacant. Bates Auto at 64 Linehouse Road still needs a lot of cleanup. The automobiles that were at 65 and 77 Linehouse Road have been removed. The ZEO received an inquiry from John Carpenter, a family relative, who wanted to know the status of the property and she told him he would have to take that up with the Executer of the Will.

8. New Business

a. 2021 Calendar and Vote

Kevin Beno moved and Jeff Bolte seconded the motion to accept the Calendar for 2021 as published. Hearing no objections the motion carried unanimously.

b. Discussion of Meeting back at the Seney Room

Kevin Beno said even though meeting in person is better, he'd like to continue with Zoom meetings for a few more months given the current statistics. Ross Dimock agreed it is a wise idea to continue via Zoom. Kirby Kunha suggested staying with Zoom through winter. Kevin Beno stated that we're making it work and everyone seems somewhat accustomed to it, therefore, everyone unanimously agreed to continue with Zoom until March when the Board will discuss this issue again.

9. Next Meeting

November 9, 2020 7:00 PM via Zoom

10. Adjournment

Jeff Bolte moved and Ross Dimock seconded the motion to adjourn. The motion carried unanimously. The meeting adjourned at 7:48 PM.

Respectfully Submitted:

Recording Secretary, Gloria Harvey