



TOWN OF THOMPSON

ZONING BOARD OF APPEALS

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

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

Join Zoom Meeting
<https://us02web.zoom.us/j/83185572459?pwd=SU15QXpDRGdKUUSdJlJqOFYxVDdXQT09>
Meeting ID: 831 8557 2459
Passcode: 405824

Share recording with viewers:
https://us02web.zoom.us/rec/share/A2VtwUEtqIigHuWcdDXY13WSWMvVbftjr_gBs2NPMCLrvw1pEi0Hmq3ybUvBXkg.2pZZgz8DW2sRjyD1 **Passcode: \$9*+6\$PP**

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, Jason St. Onge, Ross Dimock, Geoffrey Bolte, Leslie Lavallee, Kirby Cunha, Ken Weiss,

Seating of Alternates:

Absent: Earl Rosebrooks

Staff Present: Cynthia Dunne, Zoning Enforcement Officer; Amy St. Onge, First Selectman; Gloria Harvey, Recording Secretary

3. Public Hearing

ZBA Application #20-07- David R. Blake of 29 South Shore Rd, property owner of 31 South Shore Road, Map 133, Block 1, Lot 48, Zone RRAD (formerly R20), request for a Variance, 20' front setback, to build a residential dwelling.

Currently the lot is .26 acres and needs a 20' Front Setback Variance to build a residential dwelling on an unaccepted street. At the PZC meeting, January 27, 2020, the Commission approved recommending to the Board of Selectmen the disposition of .16 acres fronting 31 South Shore Road and the Board of Selectmen approved the disposition of the land to Mr. Blake. Attorney Adams is handling the legal transfer which is currently in the courts and is delayed due to Covid 19. Adding the .16 acres to the .26 acres brings the total acreage owned by Mr. Blake to .42 acres totaling 18,295.2 square feet, short 1,705 square feet of the 20,000 square foot requirement. The PZC approved Application #20-23 to build on an unaccepted street according to Town of Thompson Ordinance Article 4, February 26, 1973. The driveway entrance to 31 South Shore Road will technically be off the unaccepted street, however the Town of Webster approved a subdivision parallel to the unaccepted part of 31 South Shore Road and the driveway entrance to 31 South Shore Road will be from the Town of Webster paved road, Jackson Road.

Bruce Woodis, KWP Associates Surveying & Engineering prepared plans for David Blake and participated in the meeting to assist him on technical issues. Amy St. Onge, First Selectman, stated David Blake had the .16 piece of land surveyed and it is unclaimed property. Kevin Letourneau, of 37A Wabash Avenue, Worcester, MA, spoke on his own behalf, stating he wants to buy the lot from David Bake and build a house on it. First Selectman, Amy St. Onge scanned Kevin Letourneau's proposed house plan on the screen for the members to view.

Kirby Cunha expressed his concern about granting a Variance on property that David Blake didn't technically own yet. He further stated that the Board's hands are tied until the acquisition of the .16 acre takes place. Kevin Beno commented on the issue of building on an unapproved road. Jason St. Onge suggested the Board approve the Variance on the condition of the court's approval.

The ZEO suggested amending the application and continuing the Public Hearing in order to give Attorney Adams more time to have the court sign off on the acquisition. The ZEO noted that David Blake will also require a Variance for the 1705 square feet he is short of the 20,000 square foot requirement according to our new regulations. David Blake asked the ZBA for an extension of the Public Hearing until officially owns the land.

Kevin Beno moved and Jason St. Onge seconded the motion to extend the Public Hearing until the court signs off on the acquisition and the land is in his passion. There were no objections to this motion and it passed unanimously.

4. Approval of Regular ZBA Meeting Minutes, November 9, 2020

Geoff moved Ken Weiss Seconded the motion to accept the Minutes of November 9, 2020. Seeing no objection, the motion carried unanimously.

5. Correspondence:

- a. PZC Minutes November 23, 2020
- b. Town of Thompson Budget Report November 2020
- c. ZEO Memo
- d. Town of Webster Zoning Board of Appeals Notice of Public Hearing
- e. Town of Webster Zoning Board of Appeals Notice of Public Hearing
- f. 2021 Thompson Boards, Commissions, Committees & Area Agencies Meeting Schedule

6. APPLICATIONS: APPEALS AND VARIANCES - None

7. Applications Received after Agenda Posted - None

8. Old Business:

- a. 64 Linehouse Road

The ZEO spoke with Mr. Bastos's son who stated the court approved Attorney Earnie Cotnoir as executor of the Estate. Attorney Cotnoir represents Mr. Bastos as Judgement Creditor to continue to pursue his claim against the estate. John Carpenter, a relative of

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Fred Bates, who is interested in continuing the business, called the ZEO and told her that disposal activity has taken place on the property. Mr. Bastos' son confirmed that his father has pictures of vehicles entering the property. The ZEO called Attorney Cotnoir on December 7th and left a message for him to call her to discuss the progress of finalizing the case.

The former caretaker, Steve, returned from South Carolina and called the ZEO to see if he could remove his trailer from the property. The ZEO told him if he owns the trailer he can take it off the property but he cannot place the trailer and live in it on any property in Thompson. The ZEO visited the site and confirmed the trailer is still there.

b. Home Occupations - None

9. New Business: None

10. Next Meeting

Monday, January 11, 2021 7:00PM via Zoom

11. Adjournment

Ken Weiss moved and Kirby Cunha seconded the motion to adjourn. Motion carried unanimously.

Respectfully Submitted:

Recording Secretary, *Gloria Harvey*