



TOWN OF THOMPSON

Zoning Board of Appeals

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Minutes: Zoning Board of Appeals

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Wednesday, December 13, 2021 at 7:00 PM

Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

1. Call to order
Chairman Kevin Beno called the ZBA Meeting to order at 7:00 pm.
2. Roll call and seating of alternates
Chairman Kevin Beno, Jason St. Onge, Kirby Cunha, Ross Dimock
Seating Alternates: Ross Dimock was seated for Geoff Bolte
Staff Present: Cynthia Dunne, Zoning Enforcement Officer; Gloria Harvey, Recording Secretary
3. Public Hearing: None
4. Discuss Public Hearing and Possible Action: None
5. Approval of Regular ZBA Meeting Minutes
 - a. ZBA Regular Meeting Minutes October 13, 2021
Kirby Cunha moved and Jason St Onge seconded the motion to approve the ZBA Regular Meeting Minutes of October 13, 2021. The vote was unanimous and the Minutes are approved.
6. Correspondence:
 - a. PZC Regular Meeting Minutes October 25, 2021
 - b. PZC Regular Meeting Minutes November 22, 2021
 - c. Town of Thompson ZBA Budget Report October and November 2021
 - d. Town of Webster Zoning Board of Appeals Decision
 - e. Town of Webster Zoning Board of Appeals Notice of Public Hearing
 - f. Town of Webster Zoning Board of Appeals Notice of Public Hearing
 - g. Town of Webster Zoning Board of Appeals Revised Notice of Public Hearing
 - h. 2022 Thompson Boards, Commissions, Committees and Area Agencies Meeting Schedule
 - i. Connecticut Federation of Planning and Zoning Agencies
 - j. ZEO Memo

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7. APPLICATIONS: APPEALS AND VARIANCES

ZBA #21-07 applicant Tim Aubin, property owner of 94 Gawron R, Map 103, Block 31, Lot 21, Zone RRAD requesting a variance of Zoning Regulations, Article 7, Definitions, accessory dwelling or structure part of which states “a building or structure, in addition to the principal building, that is clearly subordinate to, and customarily incidental to, and is located upon the same lot as the principal building.....”

Ross Dimock moved and Jason St. Onge seconded the motion to accept ZBA Application #21-07 for a Public Hearing at the next ZBA regular scheduled meeting on January 10, 2022. The vote was unanimous and ZBA Application #21-07 was accepted for a Public Hearing on January 10, 2022.

ZBA #21-08 applicant Joseph Blanchard, property owner 353 Pasay Rd, Map 79 Block 47, Lot 10K, Zone RRAD, applying for a 10’ front variance to build a 18’ x 24’ Accessory building. RRAD front setback is 40 feet.

Kirby Cunha moved and Ross Dimock seconded the motion to accept ZBA Application #21-08 for a Public Hearing at the next ZBA regular scheduled meeting on January 10, 2022. The vote was unanimous and ZBA Application #21-08 was accepted for a Public Hearing on January 10, 2022.

8. APPLICATIONS RECEIVED AFTER AGENDA POSTED: None

9. Old Business: None

10. New Business:

a. Election of Officers

Kirby Cunha nominated Kevin Beno for Chairman and Jason St. Onge seconded the nomination. With no further nominations, the nominations were closed.

The vote on the nomination of Kevin Beno for chairman of the ZBA for 2022 follows:

Jason St. Onge-Yes

Kirby Cunha-Yes

Ross Dimock-Yes

Kevin Beno-Yes

Jason St. Onge nominated Kirby Cunha for Vice Chairman and Kevin Beno seconded the nomination. With no further nominations, the nominations were closed.

The vote on the nomination of Kirby Cunha for Vice Chairman of the ZBA for 2022 follows:

Jason St. Onge-Yes

Kirby Cunha-Yes

Ross Dimock-Yes

Kevin Beno-Yes

b. Update Member List

c. Review of Bylaws and Amending Article XIV Public Relations

The ZEO reported that Chapter 3, Sections 1 to 20 have no changes and are being kept as written. The following changes were made:

- Chapter 3, Section 1-19 is now Chapter 14, Section 1-210 and
- Chapter 3, Section 1-21 is now to Chapter 14, Section 1-225

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Kevin Beno moved and Ross Dimock seconded to accept the amendment to the bylaws according to the ZEO's report

- Chapter 3, Section 1-19 is now Chapter 14, Section 1-210 and
- Chapter 3, Section 1-21 is now Chapter 14, Section 1-225

With no further discussion, the ZBA Members unanimously approved to accept the amendment to the bylaws.

- d. Board Members Training requirement of PA 21-29 which established ongoing training requirements for land use commissioners and board members.

The ZEO reported that the Board Members Training requirement of PA 21-29 must be completed by January 2023 and will take place every two years after January 2022. The ZEO also stated that a list of providers will be forwarded to her, which she will forward to the ZBA members. In response to the Board's question as to where training will be made available, the ZEO said she will get an answer for the members as to whether training will be made available in the town hall.

11. Next Meeting

Monday, January 10, 2022, 7:00PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

12. Adjournment

Kirby Cunha moved and Kevin Beno seconded the motion to adjourn. The vote was unanimous.

Respectfully Submitted,
Gloria Harvey, Recording Secretary