



TOWN OF THOMPSON

Zoning Board of Appeals

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Minutes: Zoning Board of Appeals

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Monday, February 14, 2022, at 7:00 PM

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

1. Call to order

Vice Chairman Curby Kunha called the ZBA Meeting to order at 7:00 pm.

2. Roll call and seating of alternates

Jason St. Onge, Kirby Cunha, Ross Dimock, Geoff Bolte, Paul Lenky,

Seating Alternates: Ross Dimock and Paul Lenky

Staff Present: Cynthia Dunne, Zoning Enforcement Officer; Gloria Harvey, Recording Secretary

3. Public Hearing:

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.

Amend application from 10' to 15' front setback.

Ross Dimock moved and Jason St. Onge seconded the motion to amend ZBA Application #21-08 Front setback from 10' to 15 ½'. Motion carried unanimously.

ZEO commented that a PZC sample letter was sent to abutters in error, however she further explained that all the requirements for a Public Hearing were met.

Joseph Blanchard, owner, 353 Pasay Road, spoke regarding ZBA Application #21-08. He stated that the purpose of the request for a 15 ½' front variance was to build a 450 square foot garage for two vehicles. He further stated that the new garage is going to be built where the shed was, and he was having the shed moved to the other side of the house.

The ZEO read an email of support for the Public Hearing from Linda Carli, 36 Stawicki Road who stated she was in favor of Application #21-08. The entire email is available for reading in the Zoning Office.

Geoff Bolte moved, and Jason St. Onge seconded the motion to close the Public Hearing.

Discussion on ZBA Application #21-08 followed. Ross Dimock questioned the distance of the garage from the road because there were no dimensions on the plan by J & D Engineering. Joseph Blanchard stated that the garage is 24 ½ feet from the road and the dimensions are 10' x 20'. Jason St. Onge and Geoff Bolte both stated that the ZBA is voting on the variance for a front setback of 24 ½ feet.

Hearing no further discussion, the Public Hearing is closed.

4. Discuss Public Hearing and Possible Action

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. Amend application from 10' to 15' front setback.

Kirby Cunha moved, and Jason St. Onge seconded the motion to grant the front setback variance of 24 ½ feet. Hearing no further discussion, a "Yes" vote will approve ZBA Application #21-08 and a "No" vote will not.

Jason St. Onge-Yes

Geoff Bolte-Yes

Paul Lenky-Yes

Ross Dimock-Yes

Kirby Cunha-Yes

5. Approval of Regular ZBA Meeting Minutes

a. ZBA Regular Meeting Minutes December 13, 2021

Jason St. Onge moved, and Kirby Cunha seconded the motion to accept the ZBA Regular Meeting Minutes of December 13, 2021. The vote was unanimous.

6. Correspondence:

- a. PZC Regular Meeting Minutes December 27, 2021
- b. PZC Regular Meeting Minutes January 24, 2022
- c. PZC Special Meeting Minutes January 31, 2022
- d. PZC Special Meeting Minutes February 3, 2022 (See web)
- e. ZEO Memo
- f. Town of Webster Zoning Board of Appeals Public Hearing Notice
- g. Town of Webster Zoning Board of Appeals Public Hearing Notice
- h. Connecticut Federation of Planning and Zoning Agencies Annual Conference Registration Material
- i. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter
- j. UKS Sub-Petition for an approval of an eligible facilities request for an existing telecommunications facility at 720 Quinebaug Road, Quinebaug
- k. Town of Thompson Budget Reports January 2022
- l. Town of Webster Notification of Zoning Board of Appeals Decision
- m. Town of Webster Zoning Board of Appeals Public Hearing Notice

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7. APPLICATIONS: APPEALS AND VARIANCES: None

8. APPLICATIONS RECEIVED AFTER AGENDA POSTED: None

9. Old Business:

a. Land Use Training Guideline

ZEO discussed plans for holding a training course for elected/appointed members of Land Use Boards and Commissions with John Filchak of NECCOG. He stated he is looking into organizing training courses and will notify the town when a program is in place. The ZEO will continue to keep up to date with other State Land Use organizations regarding what they are planning.

10. New Business:

a. None

11. Next Meeting

Monday, March 14, 2022, 7:00PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

12. Adjournment

Ross Dimock moved, and Geoff Bolte seconded the motion to adjourn. Hearing no objection, the vote was unanimous, and the meeting adjourned.

Respectfully Submitted,
Gloria Harvey,
Recording Secretary