



TOWN OF THOMPSON

Zoning Board of Appeals

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Minutes: Zoning Board of Appeals

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Monday, September 12, 2022, at 7:00 PM

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

Topic: Zoning Board of Appeals

Time: Sep 12, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83712677047?pwd=cWRmZHhhbmhIVGhhV29Bd3BKTnVWUT09>

Meeting ID: 837 1267 7047

Passcode: 576154

https://us02web.zoom.us/rec/share/1YARd0b_X--jHYRjfyYeLUfMwAwBYs1NYOpr8XIIDue9-uAsH1nYVPw1CljugihJ.-L-B36Holq0ni4DC

Passcode: &2Nz5q^W

1. Call to order-7:00 pm
2. Roll call and seating of alternates
Chairman Kevin Beno, Jason St. Onge, Kirby Cunha, Leslie Lavallee, Paul Lenky
Jeff Bolte, Ken Weiss, Ross Dimock
Seating Alternates: None
Staff Present: Cynthia Dunne, Zoning Enforcement Officer; Amy St. Onge, First Selectman, 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 February 14, 2022
Kirby Cunha moved and Jason St. Onge seconded the motion to approve the Minutes of February 14, 2022. The Minutes of February 14, 2022 were approved unanimously
6. Correspondence:
 - a. PZC Regular Meeting Minutes August 22, 2022 (All other PZC Minutes are online)
 - b. ZEO Memo
 - c. Town of Thompson Budget Report
 - d. Town of Webster Notice of ZBA Decision
 - e. Town of Webster Notice of ZBA Decision
 - f. Town of Webster Notice of ZBA Public Hearing
 - g. Town of Webster Notice of ZBA Public Hearing

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- h. Town of Webster Notice of ZBA Public Hearing
- i. Town of Webster Notice of ZBA Public Hearing
- j. Town of Webster Notice of ZBA Public Hearing
- k. Town of Webster Notice of ZBA Decision
- l. Town of Webster Notice of ZBA Decision
- m. Town of Webster Notice of ZBA Decision
- n. Town of Webster Notice of ZBA Public Hearing
- o. Town of Webster Notice of ZBA Decision
- p. Town of Webster Notice of ZBA Decision
- q. Town of Webster Notice of ZBA Decision
- r. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter
- s. ZBA Minutes August 9, 2021

7. APPLICATIONS: APPEALS AND VARIANCES:

ZBA #22-01 Mark P. Lamontagne, 458 Fabyan Road, North Grosvenordale, CT 06255, Map 19, Block 85, Lot 161, RRAD requesting a Variance for a 12' setback for a detached 2 car garage.

Ken Weiss moved and Geoff Bolte seconded the motion to accept ZBA Application #22-01 for a Public Hearing on October 12, 2022. The vote was unanimous.

8. APPLICATIONS RECEIVED AFTER AGENDA POSTED:

9. Old Business:

ZBA #21-02 Bates Auto Parts, Inc., Owner of Record Linehouse Road LLC, c/o Maher and Cotnoir, PO Box 187, Putnam, CT, property located at 64 Linehouse Rd, Map 38, Block 71 and 71B, Lot 13 and 5, Zone RRAD. This is an application pursuant to Conn. Gen. Stat. Sec. 14-67 for approval to use the premises for the operation or maintenance of a motor vehicle recycler's yard or motor vehicle recycler's business. Continued from July 12, 2021 ZBA meeting.

Discuss #9 of the conditions recorded in the 8/9/21 ZBA meeting minutes

ZEO will periodically inspect property for compliance with Zoning Regulations and permit conditions. If cleanup is extended beyond the stated year, August 31, 2022, property owner will be required to attend a ZBA meeting for future schedule of completion of requirements. For this action ZEO requires property owner's permission to enter property.

Attorney Cotnoir, 163 Providence Street, Putnam, CT represented Mr. Carlos Bastos and the Bates estate regarding the reissuance of a Recycling Permit for Bates Auto Parts. Attorney Cotnoir stated that they are here tonight because cleanup is extended beyond the stated year, August 31, 2022, therefore they are required to appear before the Board. Attorney Cotnoir further stated that Mr. Bastos was ordered to stop working on cleaning up the site, after he removed approximately 400 tires, gathered drums of oil, and compartmentalized the site, until he could obtain a Certificate of Approval from the ZBA. However, to continue the business, the Motor Vehicle Department will not talk to Mr. Bastos until they have Certificate of Approval from the ZBA.

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1st Step is for the ZBA to issue a one-year extension and a Certificate of Approval of the location with the original conditions attached.

2nd Step-DEEP is requesting a Storm Water Management Plan, then the DEEP will add their own conditions before approving the Permit and when all conditions are met, Mr. Bastos can apply for a license from the State through the Department of Motor Vehicles. A site plan review will also be required. Attorney Cotnoir stated the state is the owner of the LLC and it is insolvent without a Permit. Estate is trying to get permitting necessary from the Department of Motor Vehicles. The applicant needs a Certificate of Approval with the original conditions attached from ZBA for the state to grant a license. Regarding the payment of back taxes, Mr. Bastos stated that he spoke with the Tax Department. They recommended a discussion with the Board of Selectmen to discuss the tax delinquency.

3rd Step- ZEO signs off on the Certificate of Approval with the conditions stated in the ZBA minutes 8/9/21. Proof of Town approval is required for the applicant to apply for a preliminary application with Department of Motor Vehicles. The ZEO signs off the Final Motor Vehicle recycling business license only when all the conditions listed in the Certificate of Approval are completed.

Chairman Beno gave abutter Patricia Jezierski permission to speak. She expressed concern regarding the 8' fence that was never installed and Attorney Cotnoir replied that this couldn't be done because the applicant was ordered to stop work at the site.

Kevin Beno moved and Ken Weiss seconded the motion to grant Mr. Bastos a one-year extension and authorized the ZEO to give him a Certificate of Approval with a copy of the original conditions attached to the Certificate of Approval. The motion passed as the Board unanimously agreed to grant a 1-year extension and authorized the ZEO to give Mr. Bastos a Certificate of Approval with a copy of the original conditions attached to the Certificate of Approval.

10. New Business:

- a. The ZBA thanked Alvan Hill for dropping off copies of State Statutes dealing with Zoning Regulations.
- b. The ZBA requested the secretary send PZC minutes and ZEO memo to ZBA members when they do not meet.

11. Next Meeting

Wednesday, October 12, 2022, 7:00PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255 (Monday, October 10, 2022 is Columbus Day)

12. Adjournment

Jason St. Onge moved and Ken Weiss seconded the motion to adjourn. The motion passed unanimously.

Respectfully Submitted,
Gloria Harvey, Recording Secretary