



# TOWN OF THOMPSON

## Zoning Board of Appeals

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### Minutes: Zoning Board of Appeals

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Wednesday, October 12, 2022, at 7:23 PM

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

Topic: Zoning Board of Appeals

Join Zoom Meeting

<https://us02web.zoom.us/j/88490077328?pwd=Vms3eWcxR0lHK0VRdnQ5UUIQSUIyUT09>

Meeting ID: 884 9007 7328

Passcode: 136098

Recording

[https://us02web.zoom.us/rec/share/5pLJTp4QkPxawx1I\\_tydIFljVDIsdYpoUHzxt2UnHkkgFyet4vR\\_4uCTjzx\\_5N.8Q1aHX9CWUAjK8-](https://us02web.zoom.us/rec/share/5pLJTp4QkPxawx1I_tydIFljVDIsdYpoUHzxt2UnHkkgFyet4vR_4uCTjzx_5N.8Q1aHX9CWUAjK8-Passcode: p+2V4ja?)

Passcode: p+2V4ja?

1. Call to order-7:23 pm  
A quorum was reached at 7:23 PM
2. Roll call and seating of alternates  
Chairman Kevin Beno, Jason St. Onge, Paul Lenky, and Ken Weiss who joined the ZBA meeting at 7:23 PM  
Seating Alternates: Paul Lenky was seated  
Staff Present: Amy St. Onge, First Selectman, Gloria Harvey, Recording Secretary
3. Public Hearing:  
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.  
Applicant is requesting an additional 3 ft variance, from 12 feet to 15 feet. Sign is posted. Certified mail receipts are in the record. No abutters were present in person or via Zoom to speak for against this application.  
Karen Lamontagne, wife of the applicant, represented the applicant in his absence, requested a Variance to build a 2-car garage and asked for an additional 3 ft variance from 12 feet to 15 feet. The rationale for the request for 15' is to allow the oil truck to get to the oil fill pipe.  
Concerns raised with ZBA Application #22-01 were:
  - Garage addition closeness to property line - 5' is too close, more comfortable with 10'
  - Possible damage to neighboring property at 5' while digging the foundation
  - Topography
  - Possibility of placement of garage on the other side of the house not an option. This location is on a hill and the well is there.
  - Angling the garage will lose driveway property space

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The applicant's wife requested a continuance of the Public Hearing to the next regular ZBA meeting on November 14, 2022, when her husband, Mark Lamontagne, could be present to answer questions the ZBA members have.

**Jason St. Onge accepted the request for the continuance of the Public Hearing to the next Regular ZBA meeting on November 14, 2022, and Ken Weiss seconded the motion. The motion carried unanimously. The Public Hearing is continued to the next regular ZBA meeting on November 14, 2022.**

4. Discuss Public Hearing and Possible Action:

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.

**Continued to November 14, 2022 ZBA Regular Meeting**

5. Approval of Regular ZBA Meeting Minutes

a. ZBA Regular Meeting Minutes September 12, 2022

**Ken Weiss moved and Paul Lenky seconded the motion to approve the Minutes of September 12, 2022.** Discussion on the Minutes of September 12, 2022 followed: Paul Lenky questioned the progress of Bates Auto Parts. The Commission responded that what the ZBA gave them at the last meeting, Certificate of Approval and a one-year extension was what they needed to begin the process of getting their license. **Following discussion, the Minutes of September 12, 2022 were approved unanimously.**

6. Correspondence:

- a. PZC Regular Meeting Minutes September 26, 2022
- b. ZEO Memo
- c. Town of Webster Notice of ZBA Public Hearing
- d. Town of Webster Notice of ZBA Public Hearing
- e. Town of Webster Notice of ZBA Public Hearing Revised
- f. Town of Webster Notice of ZBA Public Hearing
- g. Calendar Year 2023 Memo Schedule of Meetings
- h. ZBA Budget Report September 2022
- i. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter

7. APPLICATIONS: APPEALS AND VARIANCES:

8. APPLICATIONS RECEIVED AFTER AGENDA POSTED: None

9. Old Business:

- a. Update of Yearly Zoning Regulations Review  
Planning and Zoning Commission accepted PZC Application #22-34 for a Public Hearing to be held at a Special Meeting on Thursday, October 20, 2022 at 7:00 pm. Notice is on the Town of Thompson Website. On Thursday, September 13, 2022 the Planning and Zoning

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Commission Staff, the Planner and the ZEO, will hold a Q&A Public Forum via Zoom where the public can ask any questions they may have on the updated Zoning Regulations. Notice was posted on the Town website.

10. New Business:

a. ZBA Meeting Calendar 2023

**Ken Weiss moved and Kevin Beno seconded the motion to accept the ZBA meeting schedule for 2023. The motion passed unanimously.**

11. Next Meeting

Monday, November 14, 2022 at 7:00PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255 and via Zoom.

12. Adjournment

**Kevin Beno moved and Ken Weiss seconded the motion to adjourn. The motion passed unanimously.**

Respectfully Submitted,

*Gloria Harvey*

Recording Secretary