



TOWN OF THOMPSON

Zoning Board of Appeals

815 Riverside Drive
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Minutes: Zoning Board of Appeals

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Monday, February 13, 2023 at 7:00 PM

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

Topic: Zoning Board of Appeals

Time: Feb 13, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81090006765?pwd=a1ZRZldHUyY3NEFpWXI2UXBOSDRWUT09>

Meeting ID: 810 9000 6765

Passcode: 379771

Recording

https://us02web.zoom.us/rec/share/XF5wBccB92qT8EiRi0Ibsn_-1k-TDXJLBRQhK0jXKB1E0kYrBRgNtEGaEKnVLdWX.bHDMGA2q4nUKATKb

Passcode: 4j&#URwq

1. Call to order
2. Roll call and seating of alternates
Chairman Kevin Beno, Jason St. Onge, Kirby Cunha, Geoff Bolte, Paul Lenky, Ross Dimock
Absent: Leslie Lavallee, Ken Weiss
Seating Alternates: Ross Dimock was seated as a voting member.
Staff Present: Cynthia Dunne, Zoning Enforcement Officer, Gloria Harvey, Recording Secretary, Ex-Officio Member, Amy St. Onge, First Selectman
3. Public Hearing: None
4. Discuss Public Hearing and Possible Action: None
5. Approval of Regular ZBA Meeting Minutes
 - a. ZBA Regular Meeting Minutes November 14, 2022
Jason St. Onge moved and Paul Lenky seconded the motion to approve the Minutes of November 14, 2022.
The motion carried unanimously.
6. Correspondence:
 - a. Town of Webster Zoning Board of Appeals Public Hearing Notice
 - b. Town of Webster Zoning Board of Appeals Public Hearing Notice
 - c. Town of Webster Zoning Board of Appeals Decision
 - d. Town of Webster Zoning Board of Appeals Decision
 - e. Town of Webster Zoning Board of Appeals Decision Revised
 - f. Town of Webster Zoning Board of Appeals Decision Revised
 - g. Connecticut Federation of Planning and Zoning Quarterly Newsletter
 - h. Connecticut Federation of Planning and Zoning Agencies Annual Conference
 - i. And Just Like That, America Becomes More Rural
 - j. Land Use Training Calendar January 13, 2023
 - k. Land Use Training Calendar January 18, 2023

Zoning Board of Appeals Regular Meeting Minutes February 13, 2023

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ZEO emailed the training pamphlet to all members. This training is an all-day training course, Saturday, March 11th from 9 am to 4pm. The training cost is \$48.00, which will be paid out of the ZBA budget and will take care of all the hours needed to qualify for recent municipal training legislation. The registration deadline date is Feb.15th. UCONN is sending a training program to the ZEO and when she receives it, she will forward it to the ZBA members. ZEO will attend the Affordable Housing seminar this week. She will make a recording of the seminar for the members to view prior to the March 13, 2023 regular meeting.

I. ZEO Memo

The ZEO called to the attention of the Board members that the ZBA Bylaws do not have an item titled Board Members Comments in their agenda. She suggested that the ZBA amend their Bylaws in order to comply with FOI and Board members questions concerning actions and activities from the Planning and Zoning Office, noted violations, or any other subject surrounding Land Use. Amy St. Onge, First Selectman, commented that items discussed under Board Member Comments that are not an agenda item, cannot be a back-and-forth discussion by the ZBA members. Copies of the Bylaws will be forwarded to the ZBA members by the ZEO.

Jason St. Onge moved and Kevin Beno seconded the motion to vote to amend the ZBA Bylaws to include Board Member Comments at the March 13, 2023 Regular ZBA Meeting. The motion carried unanimously. Business Amendment Change will be added under New Business on the ZBA Regular Meeting Agenda on March 13, 2023.

m. Minutes of Planning and Zoning Commission January 23, 2023

7. APPLICATIONS: APPEALS AND VARIANCES

ZBA 23-01 Applicant Gary Rawson owner of Quaddick Lake Company Inc., 9 Logee Pointy Rd, Map 141 Block 17 Lots H & X, Zone Lake District, requesting a variance from Town of Thompson Regulations, Amended January 3, 2023, to create 3 building lots, Lot H, 5,000 sq ft, variance of 10,000 sq ft, Lot X, 1 lot 10,000 sq ft, variance of 5,000 sq ft and 1 lot, 5000 sq ft, variance of 10,000 sq ft according to Article 4G Lake District, Section 3-A-2 Dimensional Requirements

Kevin Beno moved and Jason St. Onge seconded the motion to accept ZBA Application #23-01 for a Public Hearing at the next ZBA Regular Meeting on Monday, March 13, 2023. The motion carried unanimously.

8. APPLICATIONS RECEIVED AFTER AGENDA POSTED: None

9. Old Business:

a. Bates Auto

Photos taken on the property 2/7/2023 were discussed. The ZEO spoke to Carlos Bastos Jr on 2/8/2023. He stated he is waiting for a DEEP stormwater permit. When he receives his permit, he can apply for his license from the Department of Motor Vehicles. He has cleared some debris from the left entrance, facing the property from Linehouse Road and placed logs from across the street on the right side of the right entrance.

10. New Business:

a. Election of Officers – Not applicable

11. Next Meeting

Monday, March 13, 2023, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

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12. Adjournment

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Kirby Cunha moved and Kevin Beno seconded the motion to adjourn. The motion carried unanimously.

Respectfully Submitted,
Gloria Harvey, Recording Secretary