



TOWN OF THOMPSON

Zoning Board of Appeals

815 Riverside Drive
P.O. Box 899
North Grosvenordale, CT 06255
PHONE: 860-377-1562
E-MAIL: zeo@thompsonct.org
WEBSITE: www.thompsonct.org

Minutes: Zoning Board of Appeals

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Monday, April 10, 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: Apr 10, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85314937128?pwd=RFpQQ3J0eDdFVFNsQW5lNnNtMDV6Zz09>

Meeting ID: 853 1493 7128

Passcode: 356439

Recording:

<https://us02web.zoom.us/rec/share/nNbqXdrYmfExEhQbm1w6hJkl46b6jQmk5G6Hb3SDDU3b4Epw04KfQtZywN7DQnY2.XpNReRSuTDbCJFek>

Passcode: y4l3wb&r

1. Call to order

Chairman Kevin Beno called the meeting to order at 7:00PM.

2. Roll call and seating of alternates

Kevin Beno, Kirby Cunha, Ross Dimock, Geoff Bolte, Paul Lenky,

Seating Alternates: Ross Dimock and Paul Lenky

Staff Present: Cynthia Dunne, Zoning Enforcement Officer; Amy St. Onge, First Selectman, Ex-Officio Member, Gloria Harvey, Recording Secretary

3. Public Hearing

ZBA 23-01 Applicant Gary Rawson owner of Quaddick Lake Company Inc. 9 Logee Point 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. The Chairman opened the Public Hearing for ZBA Application #23-01.

Lot H – requesting 2 Lot variance for lot development after 2 lot split.

Lot X – requesting 1 lot variance for lot development after 2 lot split. Owner is requesting the 2 sizes because each lot split will have 50 feet of water frontage.

The ZEO explained that the Amended Zoning Regulations, January 3, 2023 Article 4G Lake District Section 3-A. requires 15,000 sq ft for minimum lot development. Prior to 1/3/23 Amended Regulations, September 30, 2020 Amended Regulations Article 3 4G Lake District Section 3-A required 4500 sq ft for minimum lot development.

Lot H - .39 acres - 16,988 square feet will be split for 2 lots.

1. 1st lot will be split to 5000 sq ft for lot development, requesting variance of 10,000 sq ft

2. 2nd lot split will be 11,988 sq ft for lot development, requesting a variance of 3012 sq ft.

Lot X - .54 Acres – 23,522. Sq feet

1. 1st will be split 5000 sq ft for lot development requesting a variance for 10,000 sq ft.

2. 2nd lot will be 18,522 sq feet and does not require a lot development variance.

Sign was changed for Public Hearing date from March 13, 2023 to Public Hearing Date April 10, 2023.

Applicant Gary Rawson, 59 Oak Drive, Woodstock Valley presented a plan from J & D Engineering stating the plan consists of 35 leased lots, most of which are 4000 to 5000 square feet on an 80-acre parcel of land. He is

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requesting variances for 2 lot splits making 4 new lots. The property has NDDH approval. He plans to remove 3 campers and build single family houses on these two lots. The houses will be sold and the land will be leased for 99 years. The regulations were changed from 5000 to 15000 square feet last year. The septic systems will be put on the property, and the wells across the road on land he owns to meet the setbacks required by NDDH. He further stated that maintenance of the well and septic systems are written into the easements for the lease holder and he will maintain the road. The applicant stated the Health Department doesn't recognize leased lots and considers them one piece of property. **Hearing no further discussion from the Board Members or the public, Kirby Cunha made a motion to close the Public Hearing and Ross Dimock seconded the motion. The motion carried unanimously.**

4. Discuss Public Hearing and Possible Action:

ZBA 23-01 Applicant Gary Rawson owner of Quaddick Lake Company Inc. 9 Logee Point 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.

Discussion followed, with everyone agreeing that this request matches what is already on the lake now. Amy St. Onge, Ex-Officio member, commented the applicant has NDDH approval for the wells and septic and considering the condition of the abutting properties she advocated for the Board to approve the variances.

Kevin Beno made a motion to accept the Variances as described. Kirby Cunha seconded the motion. Hearing no further discussion, a "Yes" vote will grant the Variances as described and a "No" vote will not.

Kirby Cunha-Yes

Geoff Bolte-Yes

Paul Lenky-Yes

Ross Dimock-Yes

Kevin Beno-Yes

The motion carried unanimously. The variances were granted as described.

5. Approval of Regular ZBA Meeting Minutes

a. ZBA Regular Meeting Minutes February 13, 2023

Paul Lenky made a motion to accept the ZBA Regular Meeting Minutes of February 13, 2023. Geoff Bolte seconded the motion. The motion carried unanimously.

6. Correspondence:

- a. Town of Webster Zoning Board of Appeals Decision
- b. Town of Webster Zoning Board of Appeals Decision
- c. ZEO Memo (sent via email)
- d. Minutes of Planning and Zoning Commission March 27 , 2023
- e. ZBA Budget July 1, 2022 to March 10, 2023

7. APPLICATIONS: APPEALS AND VARIANCES

ZBA 23-02 Applicant John Lowe III, owner of 42 Plum Road, Map 83, Block 50 Lot 1H, Zone RRAD, request variance to build garage parallel to the existing residential structure, requesting a rear setback variance of 15', according to Zoning Regulations Article 4A, Section 3.

Ross Dimock made a motion to accept ZBA Application #23-02 for a Public Hearing on May 8, 2023. Geoff Bolte seconded the motion. The motion carried unanimously.

ZBA 23-03 Applicant Scott Santerre, owner of 128 Elmwood Hill Rd, Map 164, Block 11, Lot, 33 Zone RRAD Requesting variance to create 2 lots at 128 Elmwood Hill Rd which will decrease lot size, Article 4A, Section 3-A Dimensional Requirements and Article 4A, Section D lot frontage.

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Ross Dimock made a motion to accept ZBA Application #23-03 for a Public Hearing on May 8, 2023. Geoff Bolte seconded the motion. The motion carried unanimously.

8. APPLICATIONS RECEIVED AFTER AGENDA POSTED:

ZBA 23-04 Applicant Dave Bove owner 511 Brandy Hill Rd, Map 143, Block 17, Lot 1 A Zone LD property owner mailing address 577 Carle Rd, Westbury, N.Y. 11590, Requesting a variance to build an attached garage to the residential structure 45% beyond the allowed 25% according to the Town of Thompson Zoning Regulations Article 2, Section 10 – 4. Storage space is needed.

Kevin Beno made a motion to accept ZBA Application #23-04 for a Public Hearing on May 8, 2023. Paul Lenky seconded the motion. The motion carried unanimously.

9. Old Business:

a. Bates Auto Report – The ZEO announced that several developments have taken place.

1. A Water Diversion Permit was obtained from DEP.
2. Mr. Bostos applied for Department of Motor Vehicles, Dealers and Repairers Section, 3/30/2023 which the ZEO signed off on.
3. The ZEO gave a status update of the Decedent's Estate, from the Connecticut Probate Court that she received from the Tax Office.
4. No additional pictures were taken because nothing has changed on the Bates Auto property. Neighbors have remarked to the Tax Collector what a good job Mr. Bastos is doing to the properties across the street previously owned by the Bates Family. ZEO stated they cannot open until they comply with the requirements of our Certificate of Occupation. ZEO will research what else the DEP requires. The ZBA members asked the ZEO to send Mr. Bastos a letter and invite him to the next meeting to update the Board in person.

Kirby Cunha asked for an update on training programs for the ZBA members. He stated he looked at the three 1-hour programs in CLEAR from UCONN which were unclear and confusing to him as well as to a few other members. ZEO will pull information together for the Board.

10. New Business:

- a. None

11. Next Meeting

Monday, May 8, 2023, 7:00PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

12. Adjournment

Kirby Cunha made a motion to adjourn. Paul Lenky seconded the motion. The motion passed unanimously.

Respectfully Submitted,
Gloria Harvey, Recording Secretary