



TOWN OF THOMPSON

Zoning Board of Appeals

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Minutes: Zoning Board of Appeals

Monday, May 8, 2023 at 7:00 PM

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

Join Zoom Meeting

<https://us02web.zoom.us/j/81753327518?pwd=L0pkN3hXdVFXVWZS21YOGdmTDRPQT09>

Meeting ID: 817 5332 7518

Passcode: 217573

Recording:

<https://us02web.zoom.us/rec/share/bs0ueU0kk9kFNagkirxIX1cKPvOcmxX7Ew8w5GpUQgBIQPdMrqgL5hGrWWugWEM0.BAaZirZGmSgynouk>

Passcode: =Cykk6uF

Disclaimer: These minutes have not yet been approved by the Zoning Board of Appeals. Please refer to the next meeting's minutes for approval of, and/or amendments to these minutes.

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, Jason St. Onge, Geoff Bolte, Paul Lenky

Seating Alternates: 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 23-02 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. ZEO requested the applicant create a delineation of the area the garage is going on and submit a revised plan to her office. Applicant not in attendance, Public Hearing not held. .

Kirby Cunha made a motion to carry this application to the next ZBA regular meeting. 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.

Applicant is requesting a variance of 24,199.64 square feet on 2nd lot. Lot size is 1.281 acres-area 55,800.35 square feet. Split will leave 15,800.36 buildable area on 2nd lot. Total existing frontage is 259 feet, lot split will give 150 feet of frontage on 40,000 square foot lot where existing residential dwelling is located and complies with the zoning regulations. The 2nd lot will have 109 feet of frontage for proposed residential dwelling.

Applicant stated that the lot next to his residential dwelling is a cleared lot which he offered to his son. Needs a variance of 41' for frontage. Location of property is RRAD district and borders Wyndham Land Trust.

ZEO stated she received a memo from IWC agent requesting a site plan showing proposed lot development and would like the applicant to obtain the services of a qualified soil scientist to verify that no wetland soils exist on the property before a variance is granted. ZEO asked for Attorney Roberts opinion on the IWC Agent's memo and he replied the ZBA has jurisdiction over varying the zoning regulations, and wetland issues would have to be reviewed at the time the applicant proposes to construct a structure. Abutter Mary Freudenthal and her husband, 136 Elmwood Hill Road, Thompson, CT stated they live adjacent to the Santerre's property and they

support this request and have no objection or concerns. No other correspondence was received for or against this request.

Kirby Cunha made a motion to close the Public Hearing. Jason St. Onge seconded the motion. The motion carried unanimously.

Hearing no further discussion, Kevin Beno called for a vote on Application #23-03. A “Yes” vote will approve the variance and a “No” vote will not.

Kirby Cunha-Yes

Jason St. Onge-Yes

Geoff Bolte-Yes

Kevin Beno-Yes

Paul Lenky-Yes

ZBA Application #23-03 is approved.

Amy St. Onge, First Selectman, commented on the “Yes” vote stating that it helps a resident improve the well-being of his family.

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. The lot is non-conforming. The dwelling has 150’ of waterfront frontage and a new septic system has already been installed. Applicant stated the house currently is 680 square feet on a 9000 square foot lot and was built before zoning regulations were put in place. The building will be built within the 10’ setback. He has verbal approval from the Wetlands Agent that she will give him a Wetland Agent Approval. There were no abutters present to speak for or against ZBA Application 23-04.

Jason St. Onge made a motion to close the Public Hearing. Geoff Bolte seconded the motion. The motion carried unanimously. The Public Hearing is closed.

Discussion included adding onto the house which is already non-conforming and its existence before zoning. Geoff Bolte made a motion to vote on ZBA Application #23-04. Kirby Cunha seconded the motion. The vote carried unanimously.

Kevin Beno called for a vote on Application #23-04. A “Yes” vote will approve the variance and a “No” vote will not.

Kirby Cunha-Yes

Jason St. Onge-Yes

Geoff Bolte-Yes

Kevin Beno-Yes

Paul Lenky-Yes

ZBA Application #23-04 is approved.

4. Discuss Public Hearing and Possible Action:

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. ZEO requested the applicant create a delineation of the area the garage is going on and submit a revised plan to her office. **Applicant not in attendance. Public Hearing not held. Application carried to next ZBA regular meeting.**

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. Applicant is requesting a variance of 24,199.64 square feet on 2nd lot. Lot size is 1.281 acres-area 55,800.35 square feet. Split will leave 15,800.36 buildable area on 2nd lot. Total existing frontage is 259 feet, lot split will give 150 feet of frontage on 40,000 square foot lot where existing residential dwelling is located and the 2nd lot will have 109 feet of frontage for proposed residential dwelling on 2nd lot. **ZBA Application 23-03 is approved.**

Zoning Board of Appeals Regular Meeting Minutes May 8, 2023 p. 3 of 4

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. The lot is non-conforming. **ZBA Application #23-04 is approved.**

5. Approval of Regular ZBA Meeting Minutes

a. ZBA Regular Meeting Minutes April 10, 2023

Kirby Cunha made a motion to accept the ZBA Regular Meeting Minutes of April 10, 2023. Kevin Beno seconded the motion. The motion carried unanimously.

6. Correspondence:

a. ZEO Memo

b. Minutes of Planning and Zoning Commission April 24, 2023

c. ZBA Budget July 1, 2022 to April 10, 2023

7. APPLICATIONS: APPEALS AND VARIANCES - None

8. APPLICATIONS RECEIVED AFTER AGENDA POSTED: None

9. Old Business:

a. Bates Auto Report

Carlos Bastos, 77 Soap Street, Dayville, CT attended the meeting and answered questions concerning the progress of Bates Auto Application. He stated that he received the storm water permit and he is in the process of doing a storm water management plan. He filed an application with the state for a Motor Vehicle Recycling License which the state returned to him requesting more information in addition to what he already sent them. Mr. Bastos will reapply to the state as soon as all the information they requested is collected and then wait for the DMV to finalize the application. The cleanup process is ongoing and he has put logs along the road and in front of the scrap yard which has discouraged most of the dumping. He recently updated the electric service on the house across the street from the scrapyard and he plans to have electricity in the house soon. His brother will live in the house and keep an eye on the scrapyard. A foundation for a building and Building Permits still need to be obtained. He cut down some trees, so it's somewhat clearer now, and he got a burning permit to burn some of the brush. He will report additional progress to the ZEO as soon as it is available.

10. New Business:

a. Discuss Amendment to ZBA By-Laws, Article IX – order of Business, Section 1

The order of business for the agenda outline in the current ZBA By-Laws, Article IX – order of Business, Section 1 is as follows: Call to Order, Roll Call, Reading of the Minutes, Communication and Bills, Reports of Officers and Committees, Old Business, Adjournment.

The agenda outline used now is as follows: Call to Order, Roll Call and Seating of Alternates, Public Hearing, Discuss Public Hearing and Possible Action, Approval of Regular ZBA Minutes, Correspondence, Applications: Appeals and Variances, Applications Received after Agenda Posted, Old Business, New Business, Next Meeting, Adjournment.

The ZBA Board Members discussed the agenda outline and came to an agreement to change the By-Laws. The ZBA members discussed the following outline:

- (1) Call to Order
- (2) Roll call and Seating of Alternates
- (3) Public Hearing and Discuss Public Hearing and Possible Action
- (4) Approval of Regular ZBA Meeting Minutes
- (5) Correspondence

- (6) Applications
- (7) Applications received after Agenda Posted
- (8) Old Business
- (9) New Business
- (10) Members Comments
- (11) Next Meeting
- (12) Adjournment

Geoff Bolte made a motion to move Item 4 and combine it with Item 3 on the agenda. Kevin Beno seconded the motion. The motion carried unanimously.

Geoff Bolte made a motion to add members' comments to the agenda after New Business and before Next Meeting. Kevin Beno seconded the motion. The motion carried unanimously.

11. Next Meeting

Monday, June 12, 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. Kevin Beno seconded the motion. The vote was unanimous.

Respectfully Submitted,
Gloria Harvey, Recording Secretary