



# TOWN OF THOMPSON

## Zoning Board of Appeals

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### Minutes: Zoning Board of Appeals

Monday, September 11, 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: Sep 11, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83721071014?pwd=ZFIRrkpQemRZMzJtcDRybnEvUTg2Zz09>

Meeting ID: 837 2107 1014

Passcode: 150135

Dial by your location

• +1 309 205 3325 US

Recording

<https://us02web.zoom.us/rec/share/rRo2DxiQdHRqYJqzMEa8zNAVgqLIX0AcvH34mMOuhKP8bWr0YzFy05tID7fMPVu0.8QmQR5SnTxX7xu7Y>

Passcode: jm6F!A#t

1. Call to order  
Chairman Kevin Beno called the meeting to order at 7:00 PM.
2. Roll call and seating of alternates  
Chairman **Kevin Beno, Kirby Cunha, Paul Lenky, Ross Dimmock, Jeff Bolte**  
Absent: Ken Weiss, Jason St. Onge, Leslie Lavallee  
Seating Alternates: Ross Dimmock, Paul Lenky  
Staff Present: Cynthia Dunne, Zoning Enforcement Officer; Ex-Officio Member Amy St. Onge, First Selectman, Gloria Harvey, Recording Secretary
3. Public Hearing and Discuss Public Hearing and Possible Action: None
4. Approval of Regular ZBA Meeting Minutes
  - a. ZBA Regular Meeting Minutes July 10, 2023  
**Kirby Cunha moved and Paul Lenky seconded the motion to approve the Minutes of July 10, 2021. The motion carried unanimously.**
5. Correspondence:
  - a. ZEO Memo
  - b. Minutes of Planning and Zoning Commission August 28, 2023
  - c. ZBA Budget Report, August 31, 2023
  - d. Town of Webster ZBA Public Hearing Notice
  - e. Town of Webster ZBA Decision
  - f. Town of Webster ZBA Decision
  - g. Town of Webster ZBA Decision
  - h. Connecticut Federation of Planning and Zoning Quarterly Newsletter
6. APPLICATIONS: APPEALS AND VARIANCES

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**ZBA 23-05** Charles Tewksbury, property owner 0 Breaults Landing Rd, Map 141

Block 17, Lot 185C, Zone Lake District request for a variance from Zoning Regulation Article 2, 275-2.4, Accessory Structure to construct an accessory building on property .

Mr. Tewksbury is requesting a variance for an accessory garage building 44 x 28. Detailed plans will be in the October Public Hearing Application.

**Geoff Bolte made a motion to accept ZBA Application 23-05 for a public hearing on October 11, 2023. Ross Dimmock seconded the motion. The motion carried unanimously.**

7. APPLICATIONS RECEIVED AFTER AGENDA POSTED: None
8. Old Business:
  - a. Bates Auto Report  
ZEO spoke to Carlos Bastos on Thursday, September 7, 2023. The Court Hearing for Bastos to be added as an owner will be held on September 26, 2023. He will be finished with 77 Linehouse Road in about 2 months and will start working on 65 Linehouse Road after that date. He has equipment on 77 & 65 Linehouse Road and will be bringing it over to 64 to start cleanup in the front.
9. New Business:
  - a. ZEO informed the ZBA members in her memo that the Code of Ordinances is now on the Planning and Development page and is user friendly.
  - b. ZEO is now in charge of the Certificate of Occupancy and it must be obtained through the ZEO.
  - c. UCONN Clear training discussed for ZBA members and the ZEO explained how to access it.
10. Member Comments
  - a. ZEO confirmed that Planning and Zoning Regulations have been changed.
  - b. Paul Lenky questioned the requirements for a 7' or higher fence and the ZEO responded that it requires a Zoning Permit because of the setbacks.
11. Next Meeting  
**Wednesday, October 11, 2023, 7:00PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255**
12. Adjournment  
**Paul Lenky made a motion to adjourn. Kirby Cunha seconded the motion. The vote was unanimous.**

Respectfully Submitted,  
Gloria Harvey, Recording Secretary

**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.**