



Town of Thompson Zoning Board of Appeals

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Jinda Paradise
TOWN CLERK, Asst

Thompson Zoning Board of Appeals - Monday, February 10, 2020
Merrill Seney Community Room, Town Hall

Revised Tuesday, February 18, 2020 Section 5,structure faces (added) *the street frontage* MINUTES

1. The call to order by Chair Kevin Beno was at 7:00 PM.

Roll call and seating of alternates:

Members present-Kevin Beno (Chair), Kirby Cunha, Geoffrey Bolte, Thomas Poplawski, Jason St. Onge and Alternate Kenneth Weiss

Absent-Jared Lockwood, Leslie Lavallee

Seating of Alternates: not needed

Also present: Cynthia Dunne-Zoning Enforcement Officer, Amy St Onge – First Selectman, Dotti Durst- Acting Recording Secretary, Members of the public

2. Public Hearings: ZBA Application #20-01 – Gerald S. Denaris, property owners, Gerald and Brenda Denaris, 50 Druid Avenue, Map 116, Block 6, Lot 20, Zone R40 requesting a variance for a frontyard Setback Deficiency:
Gerald S. Denaris was sworn in. The proposal is to add a two-car garage with storage above, with the garage alongside the residence. He requests a variance on the Pineview Street side of the parcel, decreasing the setback to 25 feet. After review of the maps and application materials, ZEO C. Dunne pointed out the unusual circumstance of a road of record constituting a boundary on the third side of the parcel, even though the road does not receive the regular maintenance nor plowing as do other town roads. Question about the appearance of the combined proposed structure-answer, yes it will continue to have the same roofline.

Public input: none

Motion T. Poplawski seconded by J. St Onge to close the public hearing carried unanimously.

Discussion: the unusual fact of the property having town roads on three sides (3 frontages)

Motion T. Poplawski seconded by J. St Onge to approve ZBA Variance #20-01 as requested: a roll call vote was taken. Kevin Beno- yes, Kirby Cunha-yes, Geoffrey Bolte-yes, Thomas Poplawski-yes, Jason St. Onge-yes. **The motion carried unanimously.**

3. Approval of Regular ZBA Meeting Minutes, July 9, 2018

Motion J. St Onge seconded by K. Cunha to approve the minutes of January 13, 2020 carried unanimously. Note was made of a typo on the agenda of the date of the minutes to be approved.

4. Correspondence:

- a. Minutes of PZC MEETING, 01-27- 2020 (included to keep the Board informed)

- b. ZEO Report with attachments
 - c. Budget Report -C. Dunne met with the BOS, proposing the same budget numbers as last year
 - d. Newsletter- Ct. Federation of Planning and Zoning Agencies
 - e. Ct. Federation of Planning and Zoning Agencies Annual Conference -March 20. Nomination information for Length of Service (12 years) as well as for Lifetime Achievement Awards (25 years) is provided.
 - f. Town of Webster – ZBA decision, 3 Cedar Point Road/application withdrawn
5. APPLICATIONS: APPEALS AND VARIANCES
ZBA Application #20-02, Joshua and Jessica Rhodes, 0 Pompeo Rd, Map 61, Block 59, Lot 5A, Zone R40 requesting a 25' variance front setback. This application is a result of the way the residential structure faces *the street frontage. (revised, 2-18-2020)*
Motion K. Cunha seconded by J. St Onge to accept ZBA application #20-02 and to conduct a public hearing at the next regularly scheduled ZBA meeting on March 9, 2020 at 7 PM in the Town Hall carried unanimously.
6. Applications Received after Agenda Posted: none
7. Old Business: - none
8. New Business –
- a. ZEO discussion of pending property purchase, 64 Linehouse Rd, Bates Auto (information provided to keep the Board informed). A prospective buyer for the property is interested (about 10 acres with wetlands in the rear) which currently operated under a Special Permit. He is interested in adding a residence and other structures for business use. This will most likely go to the Planning and Zoning Commission as a Modification of a Special Permit.
9. Citizens' Comments: none
10. ZBA Members' Comments: J. St Onge: attendance by the ZBA members at the recent FOIA training was excellent; there was agreement that the training was done well and that there is always a little more to learn.
11. Next Meeting: March 9, 2020, Merrill Seney Community Room, Town Hall, 7 pm
12. **Motion J. St Onge seconded by K. Cunha for adjournment carried unanimously.**
The meeting was adjourned at 7:34 PM by Chair K. Beno.

Respectfully submitted, Acting Recording Secretary Dotti Durst

DorothyDurst

These minutes have not yet been approved by the ZBA. Please refer to next month's meeting minutes for approval of and/or amendments to these minutes.