



TOWN OF THOMPSON

ZONING BOARD OF APPEALS

Agenda: Zoning Board of Appeals

January 12, 2015

Merrill Seney Community Room, Town Hall, 7 PM

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1. Call to order
2. Roll call and seating of Alternates
3. Public hearings: **All postponed from the December 8, 2014 meeting.**
 - a. **Variance 14-08:** Francis and Charlene Langlois, applicants and owners of record. For property at 1020 Riverside Dr., N. Grosvenordale. Block 167/Map 88/Lot 15/Zone R-40. Want to establish a dance studio in a residential zone in a structure previously used as industrial. Believe that a dance studio is less non-conforming than the former non-conforming.
Reason: Condition of current location is substandard and may have safety hazards (leaky roof) that the property owner has refused to rectify. Also, building is in foreclosure.
 - b. **Variance 14-09:** Wayne's Specialty Auto Repair, applicant. CTM Transportation Inc, Owner of Record. For property at 1405 Riverside Dr., N. Grosvenordale. Map 57/Block 61/Lot 1/Zone R-40.
Reason: Need a variance to conduct business on 18,000 square feet for motor vehicle repair shop business.
 - c. **Variance 14-10:** Peter S. Ricard and Ann M. Ricard, applicants and owners of record. For property at 19 Jensen Dr., Map 143/Block 16/Lot 7K/Zone R-40. Requesting reduction of side yard setback from 25 ft to 8.9 ft and front yard setback from 50ft to 7.2 ft for installation of a garage and associated walkway.
Reason: Existing non-conforming lot of record.
4. Approval of Minutes
 - a. November 10, 2014 ZBA Regular Meeting
5. Correspondence
 - a. Sent via regular mail
 1. Agenda: Zoning Board of Appeals, January 12, 2014
 2. Minutes: Zoning Board of Appeals, November 10, 2014 and December 8, 2014
 3. Minutes: Planning and Zoning Commission, December 22, 2014
 4. ZEO Report: December 2014
 5. Budget Report: December 2014
 - b. Other correspondence (*sent via email only)
 1. 2015 Thompson Boards, Commissions and Area Agencies Completed Schedule

MUNICIPAL BUILDING

815 RIVERSIDE DRIVE, PO BOX 899, NO. GROSVENORDALE, CT 06255-0899
TELEPHONE (860) 923-9475 · FAX (860) 923-9897

- 6. Applications and Appeals
 - a. **Variance 14-11:** Brian LaBonte, applicant. David LaBonte, Owner of Record. For property at 58 Center St., Thompson. Map 116/Block 13/Lot 4/Zone R-40. Requesting side yard setback deficiency of 18 feet.
Reason: Existing location of house and other structures.
 - b. **Variance 14-12:** Scott Parker, applicant. Scott and Tracy Parker, Owners of Record. For property at 12 Woodstock Rd. Map 29/Block 104/Lot 22/Zone C. Requesting permission to locate liquor store within 1500 feet of another establishment that dispenses alcoholic beverages.
Reason: Pre-existing liquor store location less non-conforming than proposed location.
 - c. **Variance 14-13:** Carolyn Parker, applicant. Cumberland Farm, Owner of Record. For property at 854 Riverside Dr. Map 169/Block 93/Lot 8-A/Zone C. Requesting permission to modify existing Pylon Sign.
Reason: Proposed sign will allow store personnel the opportunity to change fuel prices from a unit within the store, or from a remote location, rather than changing the numbers outside with a pole.

- 7. Applications and Appeals Received after Agenda Posted

- 8. Old Business

- 9. New Business

- 10. Citizens' Comments

- 11. Commissioners' comments

- 12. Future Meeting
 - a. Monday, February 9, 2015
Merrill Seney Community Room, Town Hall, 7:00 PM

- 13. Adjournment

RECEIVED
TOWN OF THOMPSON, CT.
2015 JAN -7 A 11:35
Chyl J. Darling for
TOWN CLERK

Tina Fox
Recording Secretary