



TOWN OF THOMPSON

ZONING BOARD OF APPEALS

Agenda: Zoning Board of Appeals
February 9, 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:
 - a. **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.
 - b. **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.
 - c. **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.
 - d. **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.
4. Approval of Minutes
 - a. January 12, 2015 ZBA Regular Meeting
5. Correspondence
 - a. Sent via regular mail
 1. Agenda: Zoning Board of Appeals, February 9, 2015
 2. Minutes: Zoning Board of Appeals, January 12, 2015 and
*Minutes: Planning and Zoning Commission, January 26, 2015
 3. ZEO Report: January 2015
 4. Budget Report: January 2015
 - b. Other correspondence (*sent via email only)
 1. Complete ZBA Membership List.

6. Applications and Appeals
 - a. **Variance 15-01:** Robert L. Witham, Jr., applicant. Robert and Michele Witham, Owners of Record. For property at 12 Hill Rd., Thompson, CT. Map 109/Block 34/Lot 32B/Zone R-40. Requesting variance to for barn/shed to be less than 150' from property line.
Reason: The shape of the property does not permit sitting structure more than 150' from two sidelines.
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, March 9, 2015
Merrill Seney Community Room, Town Hall, 7:00 PM
13. Adjournment

Tina Fox
Recording Secretary

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2015 FEB -4 12:37

Cheryl F. Darling
TOWN CLERK