



TOWN OF THOMPSON

ZONING BOARD OF APPEALS

Agenda: Zoning Board of Appeals
March 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: **All Postponed from Previous Meeting, included in previous agenda packet.**
 - 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, March 9, 2015
 2. Minutes: Zoning Board of Appeals, January 12, 2015 and
*Minutes: Planning and Zoning Commission, February 23, 2015
 3. ZEO Report: January 2015
 4. Budget Report: January 2015
 - b. Other correspondence (*sent via email only)

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.
 - b. **Application 15-02:** David Held, Provost & Rovero, Inc., Agent, TLC Group, LLC, Owner of Record. For property at 693 Riverside Dr. Map 63/ Block 58/ Lot 15A/Zone NC (Neighborhood Commercial. Request for determination that the proposed driveway location is less nonconforming than the current driveway location.
Reason: New parking lot and curb cuts required to accommodate the proposed project.
7. Applications and Appeals Received after Agenda Posted
8. Old Business
9. New Business
 - a. Discussion regarding ZBA Ordinance: Article I, Section 6 (a,b).
10. Citizens' Comments
11. Commissioners' comments
12. Future Meeting
 - a. Monday, April 13, 2015
Merrill Seney Community Room, Town Hall, 7:00 PM
13. Adjournment

Tina Fox
Recording Secretary

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Cheryl T. Stanley
TOWN CLERK