



TOWN OF THOMPSON

ZONING BOARD OF APPEALS

Agenda: Zoning Board of Appeals
April 13, 2015
Merrill Seney Community Room, Town Hall, 7 PM

p. 1 of 2

1. Call to order
2. Roll call and seating of Alternates
3. Public hearings: **All Postponed from Previous Meeting.**
 - 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.
4. Approval of Minutes
 - a. January 12, 2015 ZBA Regular Meeting
5. Correspondence
 - a. Sent via regular mail
 1. Agenda: Zoning Board of Appeals, April 13, 2015
 2. Minutes: Zoning Board of Appeals, January 12, 2015 and
*Minutes: Planning and Zoning Commission, March 23, 2015
 3. ZEO Report: March 2015
 4. Budget Report: March 2015
 - b. Other correspondence (*sent via email only)
 1. Received March 12, 2015: Letter from Town of Woodstock re:
Zoning Regulation Text Amendment.

6. Applications and Appeals
 - a. **Variance 15-04:** Dean Kwasniewski, Applicant and Owner of Record. For property at 169 Porter Plain Rd., Thompson, CT. Map 135/Block 22/Lot 9/zoneR-40. Requesting variance for 15ft side yard setback
Reason: Existing house location, septic and well location, and driveway location.
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, May 11, 2015
Merrill Seney Community Room, Town Hall, 7:00 PM
13. Adjournment

Tina Fox
Recording Secretary

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2015 APR -8 A 10:37

Cheryl S. Darling
TOWN CLERK