



TOWN OF THOMPSON

ZONING BOARD OF APPEALS

Agenda: Zoning Board of Appeals
May 11, 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: **14-11, 14-12, and 14-13 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.
 - d. **Variance 15-01:** Robert L. Witham, Jr., Applicant. Robert and Michele Witham, Owners of Record. For property at 12 Hill Rd. Map 109/Block 34/Lot 32B/Zone R-40. Variance requested 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 ft from two sidelines. Would like to house two or three alpacas in a shed structure as well as fenced pasture.
 - e. **Variance 15-04:** Dean Kwasniewski, Applicant and Owner of Record. For property at 169 Porter Plain Rd. Map 135/Block 22/Lot 9/zoneR-40. Variance requested for 15ft side yard setback deficiency.
Reason: Existing house location, septic and well location, and driveway location.
 - f. **Variance 15-05:** SHR Energy Management, Applicant. CRES-RI, Inc., Owner of Record. For property at 0 Riverside Dr. Map 61/Block/56/Lot 34/ Zone C. Use variance requested to allow installation of solar power generating infrastructure on the subject property.
Reason: Proposed use is not permitted by right, or allowed by special permit, in any zone.

4. Approval of Minutes
 - a. April 13, 2015 ZBA Regular Meeting
 - b. April 21, 2015 ZBA Special Meeting

5. Correspondence
 - a. Sent via regular mail
 1. Agenda: Zoning Board of Appeals, May 11, 2015
 2. Minutes: Zoning Board of Appeals, April 13, 2015, April 21, 2015 Special Meeting, and *Planning and Zoning Commission, April 27, 2015
 3. ZEO Report: April 2015
 4. Budget Report: April 2015
 - b. Other correspondence (*sent via email only)
 1. Received April 13, 2015: Letter from Alvan Hill to Attorney St. Onge, and his response, regarding David Kress as a ZBA member.
 2. Received May 6, 2015: Letter from David Kress regarding resignation from ZBA, signed by members of the Board of Selectmen.

6. Applications and Appeals
 - a. **Application 15-06:** Francis and Charlene Langlois, Applicant and Owners of Record. For property at 1020 Riverside Dr. Map 167/Block 88/Lot 15/Zone R-40. Requesting determination of less non-conforming use and variance.
Reason: Proposed personal service and retail use of the property is less non-conforming than the former industrial use. Variance requested of Article VIII, Section 2.6, to allow a sign larger than the 6 sq. ft. permitted.
 - b. **Variance 15-07:** William LePage, Applicant. Ron Weiss, Owner of Record. For property at 226 Labby Rd. Requesting side yard setback relief from 25ft to 2 ft.
Reason: Due to position of house and driveway location, required side yard setback cannot be met.

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, June 8, 2015
Merrill Seney Community Room, Town Hall, 7:00 PM

13. Adjournment

RECEIVED
TOWN OF THOMPSON, CT
2015 MAY -6 AM 11:35
Cheryl S. Seney/mr.
TOWN CLERK

Tina Fox
Recording Secretary