



TOWN of
THOMPSON
ZONING BOARD OF APPEALS

Minutes
January 12, 2015

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Chairman Dan Roy called the meeting to order at 7:05 PM in the Merrill Seney Community Room at the Town Hall.

Roll Call: Kevin Beno
John O'Connell
Dan Roy
Leslie Lavallee was seated as an alternate.
Kirby Cunha was seated as an alternate at 7:13 PM.
There was a quorum.

Staff Present: Alvin Hill, Interim ZEO
Tina Fox, Recording Secretary

Public Hearings:

1. **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.
 - a. Francis Langlois, 369 Lowell Davis Rd., North Grosvenordale came forward. He stated that there will be a dance studio in one part of the building, but they are not sure what they are doing with the other part. They are asking for a variance for the whole building because they anticipate the use of the building will always be nonconforming. He used the floor plans to indicate what section of the building is being left unfinished. He also confirmed that he owns the building.
 - b. Alvan Hill confirmed that the parking at the dance studio does meet Town regulations.
 - c. Pete Ricard, 19 Jensen Dr., Thompson, stated that he is for this variance being accepted.
 - d. **Kevin Beno moved and Leslie Lavallee seconded the motion to close the public hearing. The motion carried unanimously.**
 - e. **Kevin Beno moved and Leslie Lavallee seconded the motion to approve the variance. The motion carried unanimously.**
2. **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/Lot1/Zone R-40.
Reason: Need a variance to conduct business on 18,000 square feet for motor vehicle repair shop business.
 - a. Alvan Hill stated that the public hearing could not go forward because the applicant did not have their sign up in time.

3. **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.

- a. Norm Thibeault, Killingly Engineer Associates, spoke on behalf of the applicants. He stated that the variance is being requested for a .137 acre lot. There is a single family wood-frame house on the lot. The owners want to construct a 22x24 feet garage with a covered walkway to get in the house. They currently park in the front yard and the street. The south east corner of their existing house is 5.3 feet from the property line. The lot pre-existed the current 25 feet setback lines in Town regulations. Everything on Jensen drive is very close to property lines, so the applicants are not looking for something out of the ordinary for the area.
- b. Kevin Beno asked about the elevation of the garage. Norm Thibeault answered that it will be a 4 pitch roof with 8 feet ceilings, so about 12 feet at the peak.
- c. Norm Thibeault mentioned that they looked into any drainage issues on the property. They concluded that any drainage will flow through the owners property and not into adjacent lots.
- d. Dan Roy stated for the record that the structure will be a typical garage with a peak of no more than 12 feet.
- e. An abutter at 21 Jensen Drive noted his concerns about water drainage onto his property. He is worried that building the garage will change the direction of water flow, causing the owner's property to drain onto his. Norm Thibeault assured that this would not happen, and that if any drainage issues were to arise during the building of the garage, they would be rectified.
- f. Dan Roy stated for the record that if there is an issue, the applicants will ensure the water is kept off of 21 Jensen Drive.
- g. **Kevin Beno moved and John O'Connell seconded the motion to close the public hearing. The motion carried unanimously.**
- h. **Kevin Beno moved and John O'Connell seconded the motion to approve the variance contingent upon the garage have a 4 pitch roof, 8 feet wall, and any drainage problems fixed by the applicants. The motion carried unanimously.**

Approval of Minutes

1. **Kevin Beno moved and Leslie Lavallee seconded the motion to accept the November 10, 2014 minutes. The motion carried unanimously.**

Correspondence

1. Sent via regular mail
 - a. Agenda: Zoning Board of Appeals, January 12, 2014
 - b. Minutes: Zoning Board of Appeals, November 10, 2014 and December 8, 2014
 - c. Minutes: Planning and Zoning Commission, December 22, 2014
 - d. ZEO Report: December 2014
 - e. Budget Report: December 2014
2. Other correspondence (*sent via email only)
 - a. 2015 Thompson Boards, Commissions and Area Agencies Completed Schedule

Applications and Appeals

1. **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.
 - a. **Kevin Beno moved and Kirby Cunha seconded the motion to accept the variance application. The motion carried unanimously.**
2. **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.
 - a. **Kevin Beno moved and Leslie Lavallee seconded the motion to accept the variance application. The motion carried unanimously.**
3. **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.
 - a. **Kevin Beno moved and Kirby Cunha seconded the motion to accept the variance application. The motion carried unanimously.**

Applications and Appeals Received after Agenda Posted: None

Old Business: None

New Business:

Citizens' Comments: None.

Commissioners' comments: None.

Future Meetings

1. The next meeting will be held Monday, February 9, 2015 at 7:00 PM in the Merrill Seney Room, Town Hall.

Adjournment

1. **John O'Connell moved and Leslie Lavallee seconded the motion to adjourn. The motion carried unanimously.**
2. Chairman Dan Roy adjourned the meeting at 7:39 PM.

Tina Fox
Recording Secretary