



# TOWN OF THOMPSON

## ZONING BOARD OF APPEALS

**Agenda: Zoning Board of Appeals**  
**September 12, 2016**  
**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 16-06:** Tri-State Baptist Church, Applicant and Owner of Record. For property at 386 Quinebaug Rd. Map 38/Block 87/Lot 2A/Zone RA-80. Variance requested to increase sign size from 12 sq. ft. allowed to 45 sq. ft.  
**Reason:** Although discussion was made and abutters notified, original paperwork did not reflect sign size.
  - b. **Variance 16-07:** Duane Higgins, Applicant and Owner of Record. For property at 1 Alix Dr. Map 143/Block 16/Lot 56/Zone R-40. Variance requested to decrease side and back yard setbacks from 25 ft to 5 ft.  
**Reason:** Very small lot, and 25 ft setbacks make potential construction impossible.
4. Approval of Minutes
  - a. August 8, 2016 ZBA Regular Meeting
5. Correspondence
  - a. Sent via mail (\*sent via email only)
    1. Agenda: Zoning Board of Appeals, September 12, 2016
    2. Minutes: Zoning Board of Appeals, August 8, 2016; Planning and Zoning Commission, August 24, 2016 and August 29, 2016.
    3. ZEO Report: August 2016
    4. Budget Report: August 2016
    5. Received August 18, 2016: Letter from Renee Waldron re: Variance Approval forms.
    6. Received August 30, 2016: letter from Margot McLean re: Variance 16-03, requested to be read aloud.
6. Applications and Appeals: None
7. Applications and Appeals Received after Agenda Posted
8. Old Business
9. New Business

10. Citizens' Comments
11. Commissioners' comments
12. Future Meeting
  - a. **WEDNESDAY**, October 12, 2016: Merrill Seney Community Room, Town Hall  
7:00 PM.
13. Adjournment

Tina Fox  
Recording Secretary