



TOWN of
THOMPSON
ZONING BOARD OF APPEALS

Minutes: Zoning Board of Appeals

May 9, 2016

Merrill Seney Community Room, Town Hall, 7PM

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Dan Roy called the meeting to order at 7:00 PM in the Merrill Seney Community Room at the Town Hall.

1. Roll Call: Kirby Cunha
Ray Faucher, Sr.
Leslie Lavallee
John O'Connell
Thomas Poplawski
Dan Roy
There was a quorum.

Alternate Leslie Lavallee was seated for A. David Babbitt. Alternates Ray Faucher, Sr., and Thomas Poplawski were not seated.

2. Staff Present: Alvan Hill, ZEO
Tina Fox, Recording Secretary

3. Public Hearings

- A. **Variance 16-03:** Terry Helmetag, Applicant and Owner of Record. For property at 326 Thompson Rd. Map 105/Block 38/Lot10/Zone TC-80. Requesting variance to construct 22' x 24' garage.

Reason: No other location for garage.

1. Terry Helmetag, 326 Thompson Rd., explained that he is constructing a two car garage which is an upgrade from the existing garage and he needs a reduction in the right-side setback to 5'. He stated that about three years prior, he applied for a variance and was granted a 10' set back, but at the time there was going to be a foundation for the garage. He agreed with his neighbor to use a monolithic slab instead so that there would be no damage to the property line. He stated that if he constructed the garage to be within the 10' setback, the garage would be too close to the house.
2. Margot McLean, 330 Thompson Rd., stated that she spoke to Terry Helmetag and she does not have objections except that she wants to know what the final structure would look like. Another neighbor mentioned snow problems to her, and she is now worried that all the snow from the garage will fall off onto her property. She stated that she would like to be able to see what the final building will look like so that when the application goes to whatever Board it needs to go to, she can have a say in it. She asked if it would be the applicant's responsibility to handle snow coming off the garage's roof.

3. Chris Wagner, 327 Thompson Rd., stated that the last application Terry Helmetag submitted was for a 2' setback, and that was shot-down. Margot Mclean was overseas and had to rush back to deal with the application. No one came to his house directly across the street to talk to him about the application. The property is in a national historic neighborhood and things are the way they are for a certain reason. During the last application, neighbors felt the 'wool was being pulled over their eyes' and the applicant wanted to build an unknown structure that they didn't know how high it would be, etc. If there was a bad winter, the snow would be pushed up against their garage and could damage something. The applicant never came to speak with C. Wagner directly. He stated that if it was his application, he would have spoken directly to all of his neighbors and if they had concerns, he would be willing to offer them money to accept the application. He is trying to keep the historic properties of the neighborhood and has put 5 years and \$500,000 into his property. He wanted to know exactly how the garage was going to be built and asked if there would be vinyl siding, if it would be as decent as what they have now, and if it would have a slate roof. He reiterated that the applicant has never spoken to him about the application. He stated that if it was his property, he would restore the current structure.
4. Terry Helmetag stated that the building would be built using wood. He added that he has lived there for 20 years, has rehabbed the house, and is very concerned about the house and what the neighbors see.
5. Chris Wagner stated that unless he can know the exact details of the project and unless the applicant communicates with him in a timely manner, he says 'no' to the application.
6. A. David Babbitt entered the meeting at 7:17 PM.
7. John Beaupre, 325 Thompson Rd., stated that he lives directly across the street from the property and has no objections to the application. He stated that there is plenty of room between the two driveways so the snow shouldn't be an issue. He can see the garage from his front window and anything would be an improvement over what is currently there. The applicant has been very accommodating and respectful of the neighborhood.
8. **Leslie Lavallee moved and Kirby Cunha seconded the motion to close public hearing 16-03. The motion carried unanimously.**
9. The Board discussed the application and briefly described the application to A. David Babbitt, who entered the meeting late. A. David Babbitt did not vote on the application because he was not present for the majority of the public hearing.
10. **John O'Connell moved and Dan Roy seconded the motion to approve variance 16-03 with the condition that the structure is a maximum 18 feet high. The motion carried unanimously.**

4. Approval of Minutes

- A. **A. David Babbitt moved and John O'Connell seconded the motion to accept the minutes of the April 11, 2016 meeting. The motion carried unanimously.**

5. Correspondence

A. Sent via mail (*sent via email only)

1. Agenda: Zoning Board of Appeals, May 9, 2016
2. Minutes: Zoning Board of Appeals, April 11, 2016; Planning and Zoning Commission, April 27, 2016.
3. ZEO Report: April 2015
4. Budget Report: April 2015

6. Applications and Appeals

A. **Variance 16-04:** Tri-State Baptist, Applicant and Owner of Record. For property at 386 Quinebaug Rd. Map 38/Block 87/Lot 2A/Zone RA-80. Requesting relief from front-yard setback of 50 feet to 40 feet

Reason: State DOT has 30 feet right of way easement, and sign would be in existing parking area for church members.

1. **A. David Babbitt moved and Kirby Cunha seconded the motion to accept variance application 16-04. The motion carried unanimously.**

7. Applications and Appeals Received after Agenda Posted: None

8. Old Business

9. New Business: None

10. Citizens' Comments: None

11. Commissioners' Comments: None

12. Future Meetings

- A. Monday, June 13, 2016: Merrill Seney Community Room, Town Hall
7:00 PM.

13. Adjournment

- A. **Kirby Cunha moved and Dan Roy seconded the motion to adjourn. The motion carried unanimously.**
- B. Chairman Dan Roy adjourned the meeting at 7:25 PM.

Tina Fox
Recording Secretary