



TOWN of
THOMPSON
ZONING BOARD OF APPEALS

Minutes: Zoning Board of Appeals

August 8, 2016

Merrill Seney Community Room, Town Hall, 7PM

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

1. Roll Call: A. David Babbitt
Kevin Beno
Kirby Cunha
Ray Faucher, Sr.
Leslie Lavallee
Thomas Poplawski
Dan Roy
There was a quorum.

No alternates were seated.

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

3. Public Hearings

- A. D. Roy explained that the public hearings could not be opened at this time and must be postponed until September because the published legal notice indicated the date of the hearing as July 8th rather than August 8th. He apologized to both applicants for the mistake. A. Hill stated that the applicants will not have to notify abutters again, and can change the date on their signs to September 12th.
- B. **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.
1. The public hearing was not opened.
- C. **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.
1. The public hearing was not opened.

4. Approval of Minutes

- A. **A. David Babbitt moved and Kevin Beno seconded the motion to accept the minutes of the July 11, 2016 meeting with the following correction:**
1. Kevin Beno voted "No" for application 16-05.
The motion carried unanimously.

5. Correspondence

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

1. Agenda: Zoning Board of Appeals, August 8, 2016
2. Minutes: Zoning Board of Appeals, July 11, 2016; Planning and Zoning Commission, July 25, 2016
 - a. K. Beno asked about the verbal report given by the Director of Planning and Development at the July 25th PZC meeting. T. Fox provided a synopsis of the report.
3. ZEO Report: July 2016
4. Budget Report: July 2016
5. Received July 26, 2016 from Attorney St. Onge: Court decision Re: Morning Star Farms, 317 Country Home Road, Thompson.

6. Applications and Appeals: None

7. Applications and Appeals Received after Agenda Posted: None

8. Old Business

- A. The Board discussed the letter received from Attorney St. Onge listed under correspondence.
- B. **Kevin Beno moved and A. David Babbitt seconded the motion to pay the fees of \$129.40 for application 16-06. The motion carried unanimously.**

9. New Business

- A. A. David Babbitt stated that the garage on Thompson Hill is in and looks beautiful.
- B. R. Faucher, Sr. stated that work has begun on Quaddick Bridge.
- C. The Board briefly discussed solar panels and their relation to the Zoning Regulations.

10. Citizens' Comments: None

11. Commissioners' Comments

12. Future Meetings

- A. Monday, September 12, 2016: Merrill Seney Community Room, Town Hall
7:00 PM.

13. Adjournment

- A. **A. David Babbitt moved and Kirby Cunha seconded the motion to adjourn. The motion carried unanimously.**
- B. Chairman Dan Roy adjourned the meeting at 7:18 PM.

Tina Fox
Recording Secretary