



TOWN of
THOMPSON
ZONING BOARD OF APPEALS

Minutes: Zoning Board of Appeals

June 13, 2016

Merrill Seney Community Room, Town Hall, 7PM

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Kevin Beno 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
There was a quorum.

Alternate Leslie Lavallee was seated for Dan Roy, and Alternate Thomas Poplawski was seated for John O'Connell. Alternate Ray Faucher, Sr. was not seated.

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

A. David Babbitt called for a moment of silence in respect of Chairman Dan Roy's wife, Frances Roy, who passed away recently.

3. Public Hearings

- 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. Pastor Ron Berard, 381 Fabyan Rd., stated that his church wishes to put up a sign. The sign would be about between 40 and 45 feet from the road and will be 7 sq. ft. smaller than the existing sign. There will be indirect lighting and will be perpendicular to the road.
2. K. Cunha stated that the sign seems very large.
3. A. D. Babbitt stated that he is in favor of the church catching every customer it could.
4. John B. Lenky, 304 Brickyard Rd., stated that the sign the church is proposing is not bad, that he drives by the location everyday, and the church is the best thing to happen to that property. He stated that there used to be a sign much larger than that on the other side of the road, and that the church should be able to have a good sign to bring people into their church.

5. Steve Herbert, Wilsonville Rd., asked how large the sign is and what is permitted. A. Hill answered that the proposed sign is 44 sq. ft., and the regulations allow for a 12 sq. ft. sign.
6. Dave Majorowski, 9 Top View Dr., stated that he does not see what harm the sign would do, and there is nothing else on that road to look at other than American-Rent-All. He stated that it is a beautiful sign.
7. John B. Lenky, 304 Brickyard Rd., stated that the sign won't affect the site-line. The church's intention is good, and if this were a commercial business, they would receive leniency.
8. **A. David Babbitt moved and Kevin Beno seconded the motion to close the public hearing. The motion carried unanimously.**

9. **Kevin Beno moved and A. David Babbitt seconded the motion to accept the variance for the sign as proposed.**
A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- No
Leslie Lavallee- Yes Thomas Poplawski- Yes
The motion carried.

4. Approval of Minutes
 - A. **Leslie Lavallee moved and Thomas Poplawski seconded the motion to accept the minutes of the May 9, 2016 meeting. The motion carried unanimously.**

5. Correspondence
 - A. Sent via mail (*sent via email only)
 1. Agenda: Zoning Board of Appeals, June 13, 2016
 2. Minutes: Zoning Board of Appeals, May 9, 2016; Planning and Zoning Commission, May 23 and May 31, 2016
 3. ZEO Report: May 2015
 4. Budget Report: May 2015

6. Applications and Appeals: None

7. Applications and Appeals Received after Agenda Posted
 - A. Variance 16-05
 1. **Kirby Cunha moved and Leslie Lavallee seconded the motion to accept application 16-05. The motion carried unanimously.**

8. Old Business: None

9. New Business: None

10. Citizens' Comments: None

11. Commissioners' Comments: None

12. Future Meetings
 - A. Monday, July 11, 2016: Merrill Seney Community Room, Town Hall
7:00 PM.

13. Adjournment

- A. **A. David Babbitt moved and Thomas Poplawski seconded the motion to adjourn. The motion carried unanimously.**
- B. Vice-Chairman Kevin Beno adjourned the meeting at 7:14 PM.

Tina Fox
Recording Secretary