



# TOWN OF THOMPSON

## ZONING BOARD OF APPEALS

### Agenda: Zoning Board of Appeals

June 12, 2017

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 17-04:** Robert L. Witham, Jr., Applicant and Owner of Record. For property at 12 Hill Rd. Map 109/Block H/Lot 32B/Zone R40. Variance requested to house two (2) livestock within 150' of a sideline, i.e. 85' from the southern sideline and 145' from the western sideline, AND to modify ZBA #15-01 approved May 11, 2015 from the approved construction of a barn/shed within 150' from the property line with the condition of "no more than four (4) alpacas are permitted on the property" to be replaced with the amended condition of "No more than four (4) livestock to be housed in the approved barn/shed, notwithstanding any livestock offspring produced in consequence of breeding for the purpose of milk production. Resultant offspring shall be removed from the property at such time as humanely practicable, not to exceed six (6) months."  
**Reason:** Due to the shape of the property, and two of the sidelines being less than 300', it is impossible to site a structure that would be 150' from all property sidelines, as required by the zoning ordinance.
4. Approval of Minutes
  - a. May 8, 2017 ZBA Regular Meeting
5. Correspondence
  - a. Sent via mail (\*sent via email only)
    1. Agenda: Zoning Board of Appeals, June 12, 2017
    2. Minutes: Zoning Board of Appeals, May 8, 2017; Planning and Zoning Commission, May 22, 2017
    3. ZEO Report: April 2017
    4. Budget Report: April 2017
6. Applications and Appeals
  - a. **Variance 16-05:** Aaron Carpenter, Applicant and Owner of Record. For property at 93 Labby Rd. Map 97/Block 44/Lot 3/Zone R40. Variance requested for 8' x 17' living room extension/addition on west side of house.  
**Reason:** Confined living space and very small lot with inability to add living space in other directions/permits not obtained by contractor prior to construction.

**MUNICIPAL BUILDING**

**815 RIVERSIDE DRIVE, PO BOX 899, NO. GROSVENORDALE, CT 06255-0899**  
**TELEPHONE (860) 923-9475 · FAX (860) 923-9897**

7. Applications and Appeals Received after Agenda Posted
8. Old Business
9. New Business
10. Citizens' Comments
11. Commissioners' comments
12. Future Meeting
  - a. Monday, July 10, 2017: Merrill Seney Community Room, Town Hall  
7:00 PM
13. Adjournment

Tina Fox  
Recording Secretary