



TOWN of
THOMPSON
ZONING BOARD OF APPEALS

Minutes: Zoning Board of Appeals
March 13, 2017
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: Kevin Beno
Kirby Cunha
Leslie Lavallee
John O'Connell
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: None
4. Approval of Minutes
 - A. **John O'Connell moved and Kirby Cunha seconded the motion to accept the minutes of the January 9, 2017 meeting as written. The motion carried unanimously.**
5. Correspondence
 - A. Sent via mail (*sent via email only)
 1. Agenda: Zoning Board of Appeals, March 13, 2017
 2. Minutes: Zoning Board of Appeals, January 9, 2017; Planning and Zoning Commission, February 27, 2017
 3. ZEO Report: February 2017
 4. Budget Report: February 2017
 5. CT Land Use Law for Municipal Land Use Agencies, Boards, and Commissions.
6. Applications and Appeals
 - A. **Variance 17-01:** Mike and Barbara Roach, Applicants and Owners of Record. For property at 13 Center St. Map 116/Block X/Lot N-O/Zone R-40. Requesting variance for 5 feet encroachment on side yard setback.
Reason: Pre-existing location of grandfathered house.
 1. **John O'Connell moved and Kirby Cunha seconded the motion to accept application 17-01. The motion carried unanimously.**

7. Applications and Appeals Received after Agenda Posted: None

8. Old Business

9. New Business: None

10. Citizens' Comments

- A. Alex Leblanc, 12 Wilsonville Rd., began speaking to the Board. A. Hill stated that he issued A. Leblanc a cease and desist because of a stone operation. He stated that the A. Leblanc imports stone and breaks it up. After he issued the cease and desist, he sent another letter stating that the A. Leblanc needs to submit an application to the Planning and Zoning Commission. A. Leblanc stated that he does not break stone; he brings it on his property to sort it. He stated that A. Hill previously told him that he must be taking gravel out of his property because there is no other way to make money off of it. He stated that he went to the PZC meeting and was told to come to ZBA. John Mahon walked the property with him prior to purchasing it 12 years ago and he was told he was all set.
1. D. Roy stated that there is no formal application before the Board to be able to make a decision.
 2. A. Hill stated that he would need a variance for earth processing because he is breaking up stone and processing it for sale. He stated that he saw a stone-splitting machine on the property.
 3. A. Leblanc again stated that he does not break up stone. He has another company on Rte. 6 where he has equipment for breaking stone. If a piece of equipment breaks, he brings it to the property in question to have his mechanic work on it, but does not break stone on the property.
 4. D. Roy suggested that the applicant should fill out an application as needed.
 5. A. Leblanc referenced the letter he received that stated a variance is required for earth processing equipment, and asked what earth processing equipment is. A. Hill answered that it is the stone-splitting machine on his property.

11. Commissioners' Comments

- A. D. Roy stated that he read about the situation with A. Leblanc in the PZC minutes and had intended to ask A. Hill about it. A. Hill stated that several neighbors complained about noise from dawn to dusk so he had to go out and inspect the situation.

12. Future Meetings

- A. Monday, April 10, 2017: Merrill Seney Community Room, Town Hall
7:00 PM.

13. Adjournment

- A. **Kevin Beno moved and Kirby Cunha seconded the motion to adjourn. The motion carried unanimously.**
- B. Chairman Dan Roy adjourned the meeting at 7:23 PM.

Tina Fox
Recording Secretary