



TOWN of
THOMPSON

ZONING BOARD OF APPEALS

Minutes: Zoning Board of Appeals

April 10, 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.

- I. Roll Call: Kevin Beno
Ray Faucher, Sr.
Leslie Lavallee
Thomas Poplawski
Dan Roy
There was a quorum.

Alternates Ray Faucher, Sr., Leslie Lavallee, and Thomas Poplawski were seated.

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

III. Public Hearings

- 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 Nolle, 56 Jezierski, spoke on behalf of the applicant. The house has a pre-existing porch. They want to take the roof and walls off and turn it into a deck. The porch is already encroaching on the setback line by 3 ft, so they would be adding another 2 ft to the encroachment. The encroachment is on the side of the property facing the water.
2. Three adjacent property owners (7 Center St., 31 Center St., and the direct adjacent neighbor) stated that they have no problem with the application.

3. **Kevin Beno moved and Ray Faucher, Sr. seconded the motion to close the public hearing for application 17-01.**

Kevin Beno- Yes Ray Faucher, Sr.- Yes Leslie Lavallee- Yes
Tom Poplawski- Yes Dan Roy- Yes

The motion carried unanimously.

4. **Kevin Beno moved and Ray Faucher, Sr. seconded the motion to accept the variance for application 17-01 for 2 ft over the existing line facing the water, and no other structure to be built from that 2 ft.**

Kevin Beno- Yes Ray Faucher, Sr.- Yes Leslie Lavallee- Yes
Tom Poplawski- Yes Dan Roy- Yes

The motion carried unanimously.

MUNICIPAL BUILDING

IV. Approval of Minutes

- A. **Leslie Lavallee moved and Kevin Beno seconded the motion to accept the minutes of the March 13, 2017 meeting as written.**

Kevin Beno- Yes Ray Faucher, Sr.- Abstain Leslie Lavallee- Yes
 Tom Poplawski- Yes Dan Roy- Yes

The motion carried.

V. Correspondence

- A. Sent via mail (*sent via email only)
 1. Agenda: Zoning Board of Appeals, April 10, 2017
 2. Minutes: Zoning Board of Appeals, March 13, 2017; Planning and Zoning Commission, March 27, 2017
 3. ZEO Report: March 2017
 4. Budget Report: March 2017

VI. Applications and Appeals

- A. **Appeal 17-03:** Alex J. Leblanc, Jr., Applicant and Owner of Record. For property at 0 Wilsonville Rd. Map 77/Block 62/Lot 63/Zone R-40. Requesting an appeal to the cease and desist order for brining in stone and removing same stone.

Reason: None given.

- 1. **Kevin Beno moved and Tom Poplawski seconded the motion to accept application 17-03.**

Kevin Beno- Yes Ray Faucher, Sr.- Yes Leslie Lavallee- Yes
 Tom Poplawski- Yes Dan Roy- Yes

The motion carried unanimously

VII. Applications and Appeals Received after Agenda Posted

- A. **Variance 17-04:** Robert L. Witham, Jr., Applicant and Owner of Record. For property at 12 Hill Rd. Requesting a variance to construct an animal shed within 180 ft of a sideline, i.e. 85 ft from the southern line 145 ft from the western line.

Reason: Due to the shape of the property, and two of the sidelines being less than 300 ft., it is impossible to a build structure that would be 180 ft from all property lines

- 1. **Kevin Beno moved and Ray Faucher, Sr. seconded the motion to accept application 17-04.**

Kevin Beno- Yes Ray Faucher, Sr.- Yes Leslie Lavallee- Yes
 Tom Poplawski- Yes Dan Roy- Yes

The motion carried unanimously.

VIII. Old Business: None

IX. New Business: None

X. Citizens' Comments

- A. Jack Moseley, 31 Center St., explained that he feels a fence was installed illegally without a permit on his property. He provided some background information on the situation. The Board briefly discussed the issue and felt that it is a civil matter.

XI. Commissioners' Comments

- A. A. Hill stated that the issue at 31 Center St. is ongoing, and there is a file in his office with paperwork if anyone on the Board wishes to review it. He also stated that he had suggested to Alex Leblanc that he apply for an appeal and variance at the same time, but he only wanted to go forward with the appeal.

XII. Future Meetings

- A. Monday, May 8, 2017: Merrill Seney Community Room, Town Hall
7:00 PM.

XIII. Adjournment

- A. **Kevin Beno moved and Kirby Cunha seconded the motion to adjourn.**
Kevin Beno- Yes Ray Faucher, Sr.- Yes Leslie Lavallee- Yes
Tom Poplawski- Yes Dan Roy- Yes
The motion carried unanimously.
- B. Chairman Dan Roy adjourned the meeting at 7:43 PM.

Tina Fox
Recording Secretary

