



TOWN of
THOMPSON

ZONING BOARD OF APPEALS

Minutes: Zoning Board of Appeals

June 12, 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:
- A. David Babbitt
 - Kevin Beno
 - Kirby Cunha
 - Leslie Lavallee
 - Tom Poplawski
 - Dan Roy
- There was a quorum.**

Alternate Leslie Lavallee was seated.

- II. Staff Present:
- Tina Fox, Recording Secretary
 - Ann Brown, Interim ZEO

II. 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.

1. D. Roy stated that the Board is aware of the changes that were made to the application since the previous meeting.
2. Robert Witham, applicant, stated that the current application is to amend the previously granted variance to include up to 4 livestock instead of specifically alpacas, and a second variance for a new building to house 2 additional animals.

MUNICIPAL BUILDING

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- 3. There was some discussion regarding the number of animals and what types of animals would be in the buildings. A. Brown summarized that the original variance would be amended to include up to 4 live stock, and the new shed would be for 2 additional animals, for a total of 6 animals.

- 4. **A. David Babbitt moved and Kevin Beno seconded the motion to close the public hearing.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
 Leslie Lavallee- Yes Dan Roy- Yes

The motion carried unanimously.

- 5. D. Roy stated that there is no one in the audience for or against the variance, but a letter was received from neighbor Joe Lindley in favor of the variance.

- 6. **A. David Babbitt moved and Kirby Cunha seconded the motion to approve variance 17-04.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
 Leslie Lavallee- Yes Dan Roy- Yes

The motion carried unanimously.

IV. Approval of Minutes

- A. **Kevin Beno moved and Kirby Cunha seconded the motion to accept the minutes of the May 8, 2017 meeting as written.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
 Leslie Lavallee- Yes Dan Roy- Yes

The motion carried unanimously.

V. 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

VI. Applications and Appeals

- A. **Variance 17-05:** 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.

- 1. **Kirby Cunha moved and Leslie Lavallee seconded the motion to accept variance 17-05.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
 Leslie Lavallee- Yes Dan Roy- Yes

The motion carried unanimously.

VII. Applications and Appeals Received after Agenda Posted: None

VIII. Old Business: None

IX. New Business: None

X. Citizens' Comments: None

XI. Commissioners' Comments

A. D. Roy welcomed Ann Brown as Interim ZEO, and stated that he hopes everyone will be able to work well together.

XII. Future Meetings

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

XIII. Adjournment

A. **Kirby Cunha moved and A. David Babbitt seconded the motion to adjourn.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
Leslie Lavallee- Yes Dan Roy- Yes

The motion carried unanimously.

B. Chairman Dan Roy adjourned the meeting at 7:12 PM.

Tina Fox
Recording Secretary

