



TOWN of THOMPSON

ZONING BOARD OF APPEALS

Minutes: Zoning Board of Appeals

July 10, 2017

Merrill Seney Community Room, Town Hall, 7PM

p. 1 of 3

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 Tom Poplawski was seated.

- II. Staff Present: Tina Fox, Recording Secretary

II. Public Hearings

- 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. D. Roy stated that the written explanation that was submitted with the application was very thorough.
 2. Aaron Carpenter, 5 Hall St., Robinsville, NJ, stated that it was not a good situation and will involve litigation with the contractor. He stated that the framing and structure of the building is completed, but the inside is not. The foundation is there and all fines associated with the construction have been paid.
 3. A letter from abutter Christie Bates, 96 Labby Rd., in support of the variance was submitted and read aloud.
 4. Kim Wigglesworth, 81 Labby Rd., stated that she owns property on three sides of 93 Labby Rd. She contacted the Town in April to see if a permit had been filed when she saw it was going to violate setbacks. She is not opposed to the variance. She was trying to protect her rights as a property owner. No permits were filed and the contractor disposed the construction debris on her property, which still remains. She stated that she is not going to contest the variance, and she would like to see the Town pursue litigation against the contractor.

MUNICIPAL BUILDING

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

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
Tom Poplawski- Yes Dan Roy- Yes

The motion carried unanimously.

6. **A. David Babbitt moved and Kirby Cunha seconded the motion to approve variance 17-05**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
Tom Poplawski- Yes Dan Roy- Yes

The motion carried unanimously.

IV. Approval of Minutes

- A. **A. David Babbitt moved and Kirby Cunha seconded the motion to accept the minutes of the June 12, 2017 meeting as written.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
Tom Poplawski- Yes Dan Roy- Yes

The motion carried unanimously.

V. Correspondence

- A. Sent via mail (*sent via email only)

1. Agenda: Zoning Board of Appeals, July 10, 2017
2. Minutes: Zoning Board of Appeals, June 12, 2017; Planning and Zoning Commission, June 26, 2017
3. ZEO Report: June 2017

VI. Applications and Appeals: None

VII. Applications and Appeals Received after Agenda Posted

- A. **Variance 17-06:** Thompson Board of Education, Applicant. Town of Thompson, Owner of Record. Variance requested to construct a score board at the softball field.

1. D. Roy stated that he would like to see the fees waived because this is the Town's application. He recommended that the applicant speak to Mary Ann Chinatti about the fee, as well as the certified mailings sent to abutters.

2. **Kirby Cunha moved and Kevin Beno seconded the motion to accept the application for variance 17-06.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
Tom Poplawski- Yes Dan Roy- Yes

The motion carried unanimously.

VIII. Old Business: None

IX. New Business: None

X. Citizens' Comments: None

XI. Commissioners' Comments

- A. D. Roy called for a moment of silence for member Ray Faucher, Sr., who passed away July 3rd.

XII. Future Meetings

- A. Monday, August 14, 2017: Merrill Seney Community Room, Town Hall
7:00 PM.

XIII. Adjournment

- A. **Kirby Cunha moved and Tom Poplawski seconded the motion to adjourn.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
Tom Poplawski- Yes Dan Roy- Yes

The motion carried unanimously.

- B. Chairman Dan Roy adjourned the meeting at 7:23 PM.

Tina Fox
Recording Secretary