



TOWN of **THOMPSON**

ZONING BOARD OF APPEALS

Minutes: Zoning Board of Appeals

August 14, 2017

Merrill Seney Community Room, Town Hall, 7PM

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Vice-Chairman Kevin Beno 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
 There was a quorum.

Alternates Tom Poplawski and Leslie Lavallee were seated.

- II. Staff Present: Tina Fox, Recording Secretary

II. Public Hearings

- A. **Variance 17-06:** Thompson Board of Education, Applicant. Town of Thompson, Owner of Record. For property at 785 Riverside Dr. Variance requested for installation of scoreboard on softball field.

Reason: Area of scoreboard 24 sq. ft. in excess of code.

1. Deb Spinelli, Athletic Director, stated that they were able to come up with enough money for a score board on the softball field through fundraisers. There is no existing score board. She stated that the score board will have solar power. She indicated on a map where the score board would be located, and there was some discussion among Board members regarding the location.
2. T. Poplawski asked about the size of the solar panel. D. Spinelli stated that it is small and sits on top of the score board.
3. Justin, 731 Riverside Dr., asked to view the map and stated that it looks like he would not be able to see the score board. Another abutter who did not name himself also looked at the map but did not speak for the record.
4. **A. David Babbitt moved and Kirby Cunha seconded the motion to close the public hearing.**
A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
Leslie Lavallee- Yes Tom Poplawski- Yes
The motion carried unanimously.
5. A. David Babbitt stated that he is happy they were able to raise the funds and he is in favor of allowing the score board.

MUNICIPAL BUILDING

815 RIVERSIDE DRIVE, P.O. Box 899 NO. GROSVENORDALE, CONNECTICUT 06255
TELEPHONE (860) 923-9475 x130 · FAX (860) 923-9897

6. **Kevin Beno moved and A. David Babbitt seconded the motion to approve variance 17-06 stipulating that the sign be placed at a minimum of 25 feet from the property line.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
Leslie Lavallee- Yes Tom Poplawski- Yes

The motion carried unanimously.

IV. Approval of Minutes

- A. **Kirby Cunha moved and Tom Poplawski seconded the motion to accept the minutes of the July 10, 2017 meeting as written.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
Leslie Lavallee- Yes Tom Poplawski- Yes

The motion carried unanimously.

V. Correspondence

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

1. Agenda: Zoning Board of Appeals, August 14, 2017
2. Minutes: Zoning Board of Appeals, July 10, 2017; Planning and Zoning Commission, July 24, 2017
3. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter
4. Budget Report: July 2017

VI. Applications and Appeals

- A. **Variance 17-07:** Gary and Debra White, Applicants and Owners of Record. For property at 36 Klondike St. Map 83/Block 57/Lot 20/Zone R20. Variance requested to build egress deck, as small as could be built following all guidelines.

Reason: Safety issue coming down the stairs.

1. **Leslie Lavallee moved and Tom Poplawski seconded the motion to accept variance 17-07.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
Leslie Lavallee- Yes Tom Poplawski- Yes

The motion carried unanimously.

- B. **Variance 17-08:** Paul Cloutier, Applicant. Krystal Baker, Owner of Record. For property at 26 South Shore Rd. Map 133/Block 1/Lot A13/Zone R20. Variance requested to demolish existing home and build new home with better lot conformity.

Reason: Set back variance north side 4'10", lot size variance, lot coverage variance, set back right southern corner.

1. **Kevin Beno moved and Leslie Lavallee seconded the motion to accept variance 17-08.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
Leslie Lavallee- Yes Tom Poplawski- Yes

The motion carried unanimously.

C. **Variance and Appeal 17-09:** Russell Mackowiak, Applicant. Jean and Joseph Seraphin, Owners of Record. For property at 769 Quinebaug Rd. (aka 773 Quinebaug Rd.). Appeal of ZEO decision revoking local approval for on premises liquor permit, and variance to allow serving of liquor at the location which is within 1,000' of a place of worship and within 1500' of another establishment selling alcoholic beverages.

1. **Kevin Beno moved and A. David Babbitt seconded the motion to accept variance 17-09.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
Leslie Lavallee- Yes Tom Poplawski- Yes

The motion carried unanimously.

VII. Applications and Appeals Received after Agenda Posted: None

VIII. Old Business: None

VIII. New Business

A. There was brief discussion regarding a vacancy on ZBA. T. Poplawski stated that the Republican Town Committee recommended to the Board of Selectmen to appoint Jason St. Onge to fill the seat of Ray Faucher, Sr.

X. Citizens' Comments: None

XI. Commissioners' Comments: None

XII. Future Meetings

A. Monday, September 11, 2017: Merrill Seney Community Room, Town Hall
7:00 PM.

XIII. Adjournment

A. **A. David Babbitt moved and Kevin Beno seconded the motion to adjourn.**

A. David Babbitt- Yes Kevin Beno- Yes Kirby Cunha- Yes
Leslie Lavallee- Yes Tom Poplawski- Yes

The motion carried unanimously.

B. Vice-Chairman Kevin Beno adjourned the meeting at 7:22 PM.

Tina Fox
Recording Secretary