



TOWN of THOMPSON

ZONING BOARD OF APPEALS

Minutes: Zoning Board of Appeals

October 11, 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
Kirby Cunha
Leslie Lavallee
Tom Poplawski
Dan Roy
Jason St. Onge
There was a quorum.

Alternates Leslie Lavallee and Jason St. Onge were seated.

- II. Staff Present: Tina Fox, Recording Secretary
Cynthia Dunne, Zoning Enforcement Officer

II. Public Hearings

- A. **Variance 17-10:** Woodstock Building Associates, Applicant. Trebor Realty, LLC, Owner of Record. For property at 23 Main St. Map 169/Block 91/Lot 26/Zone R20. Requesting variance for handicap ramp to front door.

Reason: None listed.

1. Doug Porter, Woodstock Building Associates, stated that they are putting a handicap ramp to the front door at Gilman-Valade funeral home. The prior ZEO informed them that they were all set, and the new ZEO believed they need a variance. He believes that accessibility issues like a handicap ramp are automatically eligible for variances. Part of the American Disabilities Act requires that individuals are not discriminated against. The primary entrance is the front door, so the existing ramp to the side door could be seen as discriminatory. Also, the operation flows better when everyone comes in through the front entrance. The right-of-way for the road comes almost to the front door, so the setback is basically 0 feet. There will be a handrail, but it is not required; the handrail is part of an aesthetic issue, and a safety issue even though it is not strictly required. Cosmetic work is being done inside. They are addressing handicap issues inside, as well, by creating a second handicap restroom. They are providing more privacy with new bathrooms, and addressing the flow of the services, as many services are occurring at the funeral home rather than churches.

MUNICIPAL BUILDING

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TELEPHONE (860) 923-9475 x130 · FAX (860) 923-9897

2. **Kevin Beno moved and Kirby Cunha seconded the motion to close the public hearing for variance 17-10.**

Kevin Beno- Yes Kirby Cunha- Yes Leslie Lavallee- Yes
Tom Poplawski- Yes Dan Roy- Yes Jason St. Onge- Yes

The motion carried unanimously.

3. **Kevin Beno moved and Kirby Cunha seconded the motion to approve variance 17-10. The motion carried unanimously.**

Kevin Beno- Yes Kirby Cunha- Yes Leslie Lavallee- Yes
Dan Roy- Yes Jason St. Onge- Yes

The motion carried unanimously.

IV. Approval of Minutes

A. **Leslie Lavallee moved and Kirby Cunha seconded the motion to accept the minutes of the September 11, 2017 meeting as written.**

Kevin Beno- Yes Kirby Cunha- Yes Leslie Lavallee- Yes
Dan Roy- Yes Jason St. Onge- Yes

The motion carried unanimously.

V. Correspondence

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

1. Agenda: Zoning Board of Appeals, October 11, 2017
2. Minutes: Zoning Board of Appeals, September 11, 2017; Planning and Zoning Commission, September 25, 2017
3. Budget Report: September 2017
4. ZEO Report: September 2017

VI. Applications and Appeals

A. **Variance 17-11:** Krzysztof and Katarzyna Chojnicki, Applicants and Owners of Record. For property at 49 Quaddick Town Farm Rd. Map 154/Block 5/Lot 6/Zone R-80. Requesting front yard set-back reduction from 50' to 38'.

Reason: Due to existing size of lot of record and pre-existing house set back.

1. **Kevin Beno moved and Kirby Cunha seconded the motion to accept variance 17-11 for public hearing.**

Kevin Beno- Yes Kirby Cunha- Yes Leslie Lavallee- Yes
Dan Roy- Yes Jason St. Onge- Yes

The motion carried unanimously.

VII. Applications and Appeals Received after Agenda Posted: None

VIII. Old Business: None

VIII. New Business: None

X. Citizens' Comments: None

XI. Commissioners' Comments: None

XII. Future Meetings

- A. Monday, November 13, 2017: Merrill Seney Community Room, Town Hall
7:00 PM.

XIII. Adjournment

- A. **Kirby Cunha moved and Leslie Lavallee seconded the motion to adjourn.**
Kevin Beno- Yes Kirby Cunha- Yes Leslie Lavallee- Yes
Dan Roy- Yes Jason St. Onge- Yes
The motion carried unanimously.
- B. Chairman Dan Roy adjourned the meeting at 7:15 PM.

Tina Fox
Recording Secretary