



TOWN OF THOMPSON

ZONING BOARD OF APPEALS

Agenda: Zoning Board of Appeals

June 9, 2014

Merrill Seney Community Room, Town Hall

p. 1 of 2

1. Call to order
2. Roll call and seating of Alternates
3. Public hearings
 - a. **Variance** 14-01: Allison C. Dodds, 54 Chase Road, Thompson, Map 105, Block 34, Lot 14. To allow construction of a horse barn that is less than 150 feet from property lines.
Reason: Parcel of land predated zoning laws. Sufficient land for construction and support of horse, but configuration of lot does not meet current 150 feet requirements.
 - b. **Variance** 14-02: Rodney Brooks, 42 Center St., Thompson, Map 116/Block 14/Lot 4. Side yard setback reduction for septic system replacement and well.
Reason: Septic system failing; need additional land and well.
 - c. **Variance** 14-03: Richard Mead, 685 Thompson Rd., Thompson, Map 122/Block 19/Lot 2 for property at 685-687 Thompson Rd.
Reason: Side yard setback deficiency; location of existing grandfathered buildings.
 - d. **Variance** 14-04: Richard Partridge, 121 Quaddick Town Farm Rd., Thompson, Map 154/Block 6/Lot 5 for property at 121 Quaddick Town Farm Rd.
Reason: Need to build a roof over trailer 18" beyond trailer. Supported by 6"x6" to support roof over trailer; lack of funds and disabled.
4. **Appeal** 14-01 (formerly Appeal 13-02): Lisa Knight, 317 County Home Road, Thompson, Morning Star Farm Pet Resort LLC; Map 109/Block 32/Lot 1-M/R-40. Operating legally under the 2002 variance. Unfounded neighbor's complaint.
Grievance: Limits to number of dogs not in variance approval. Imposing would be a financial detriment to business.
5. Approval of Minutes
 - a. May 12, 2014 Meeting
6. Correspondence
 - a. Sent via e-mail
 - b. Sent via regular mail
 1. Agenda: Zoning Board of Appeals, June 9, 2014
 2. Minutes: Zoning Board of Appeals, May 12, 2014.
 3. Minutes: Planning and Zoning Commission, May 26, 2014.
 4. Financial Report: May 2014
 5. ZEO Activity Report: May 2014

MUNICIPAL BUILDING

815 RIVERSIDE DRIVE, PO BOX 899, NO. GROSVENORDALE, CT 06255-0899
TELEPHONE (860) 923-9475 · FAX (860) 923-9897

- c. Other correspondence
 - 1. Correspondence from Ida Ransom.
- 7. Applications and Appeals: None
- 8. Applications and Appeals Received after Agenda Posted
- 9. Old Business
- 10. New Business
- 11. Citizens' Comments
- 12. Commissioners' comments
- 13. Future Meetings
 - a. Monday, July 14, 2014 at 7 PM Merrill Seney Room, Town Hall
- 14. Adjournment

Tina Fox
Recording Secretary

RECEIVED
TOWN OF THOMPSON, CT.

2014 JUN -4 P 3:02

Cheryl F. Dunlop
TOWN CLERK