



TOWN OF THOMPSON

ZONING BOARD OF APPEALS

Agenda: Zoning Board of Appeals

July 14, 2014

Merrill Seney Community Room, Town Hall

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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/Zone R-40. 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/Zone R-40 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/Zone RA-80 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. Approval of Minutes
 - a. June 9, 2014 Meeting
5. Correspondence
 - a. Sent via regular mail
 1. Agenda: Zoning Board of Appeals, July 14, 2014
 2. Minutes: Zoning Board of Appeals, June 9, 2014.
 3. Minutes: Planning and Zoning Commission, June 23, 2014.
 4. Financial Report: June 2014
 5. Director of Planning & Development/Interim ZEO Report: July 2014
 - b. Other correspondence
 1. Thompson Recreation Summer Adventure Camp seeking recycled goods donations for arts and crafts projects until July 18th.

MUNICIPAL BUILDING

815 RIVERSIDE DRIVE, PO BOX 899, NO. GROSVENORDALE, CT 06255-0899

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

6. Applications and Appeals
 - a. **Variance** 14-05: Paul Duquette, applicant, Donny and Kathy Moulton, owners, for property at 270 Buckley Hill Rd., Map 83/Block 48/Lot 5K located in an RA-80 zone district.
Reason: Variance requested from Article V, Section 1 Table of Dimensional Requirements of the Zoning Regulations from 25' side yard setback required to 20' side yard setback requested for the purpose constructing an accessory apartment with egress for basement.
7. Applications and Appeals Received after Agenda Posted
8. Old Business
9. New Business
10. Citizens' Comments
11. Commissioners' comments
12. Future Meetings
 - a. Monday, August 11, 2014 at 7 PM Merrill Seney Room, Town Hall
13. Adjournment

Tina Fox
Recording Secretary