



TOWN of
THOMPSON
ZONING BOARD OF APPEALS

RECEIVED
TOWN OF THOMPSON, CT

2014 JUL 16 P 2:14

Clyde D. Appleby, Jr.
TOWN CLERK

Minutes
July 14, 2014

Kevin Beno called the meeting to order at 7:00 PM in the Merrill Seney Room at the Town Hall.

Roll Call: A. David Babbitt Kevin Beno John O'Connell
Ray Faucher, Sr. and Leslie Lavallee were seated as alternates.
There was a quorum.

Staff Present: Mary Ann Chinatti, Director of Planning & Development
Alvin Hill, Interim ZEO
Tina Fox, Recording Secretary

Kevin Beno, standing in for Chairman Daniel Roy, called for a moment of silence for ZEO John Mahon, who passed away June 24, 2014.

Public Hearings:

1. **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.
 - a. George Dodds, 54 Chase Rd., Thompson, spoke on behalf of the applicant.
 1. The applicant is requesting a variance for a proposed horse barn. The actual dimensions are 24'x36'.
 - b. Kevin Beno stated for the record that the map shows the barn 80 feet from the corner of the west side of the property, and 60 feet on the east side.
 - c. Kevin Beno read into the record a letter from John and Jean Beaupre. The letter stated that although they could not be in attendance at the meeting, they support the project of the horse barn.
 - d. **A. David Babbitt moved and Leslie Lavallee seconded the motion to close the public hearing. The motion carried unanimously.**
 - e. **A. David Babbitt moved and Ray Faucher, Sr. seconded the motion to accept the variance. The motion carried unanimously.**
2. **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.
 - a. Rodney Brooks, 42 Center St., Thompson, stood to discuss the application.
 1. Rodney Brooks explained that he needs the well for a proper septic system and that he understands he must conform to Department of Health Regulations.
 - b. David Belvoe stated that he is the current owner of the property and wishes to sell the property to Rodney Brooks.
 - c. **A. David Babbitt moved and Leslie Lavallee seconded the motion to close the public hearing. The motion carried unanimously.**

- d. At the June 9, 2014 ZBA meeting, William St. Onge suggested a motion regarding this variance to the board. It stated: Motion to approve the construction of the new septic system without waiving the requirements in terms of the set back from the existing well, subject to three conditions. Condition one: the existing well be capped off and abandoned. Condition two: the land which is being presented as being acquired in fact be acquired by the applicant and the deed filed with the town zoning office. Condition three: that it be clear that setbacks in terms of the location of the leech field in terms of other property are not being waived. You're not giving him a general waiver to put a septic wherever he wants. You're giving him a waiver to put it within so many feet of the existing well. It would be contingent on the land actually changing hands.
 - e. **A. David Babbitt moved and Ray Faucher, Sr. seconded the motion to accept the variance based on the criteria that William St. Onge outlined. The motion carried unanimously.**
3. **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.
- a. Richard Mead, 685 Thompson Rd., explained that he was looking to add on to his garage, and was unaware of the 50' setback when he started the project. He said it started as a lean-to. He stated that he has received a cease-and-desist letter.
 - b. Ray Faucher, Sr. asked if the garage was being used strictly for automobiles. Richard Mead answered that it was just going to be a lean-to, but now he'd like to use it exclusively for vehicles. He stated that the dimensions are 14'x24'.
 - c. Mary Ann Chinatti confirmed that all of the requirements/notifications were done in compliance with the regulations.
 - d. John Rice, 39 East Thompson Rd., stated that the variance request indicates "location of existing grandfathered buildings" as the reason for the variance. He wanted to know what the variance has to do with the grandfathered buildings. The original variance was for a horse barn, and that has been expanded on quite a bit. It seems that they keep adding buildings to the area, despite the fact that it's a residential zone. He does not know that the reason for the variance should be the existing grandfathered building.
 - e. **A. David Babbitt moved and Leslie Lavallee seconded the motion to close the public hearing. The motion carried unanimously.**
 - f. A. David Babbitt stated that the building is already half-up. Ray Faucher, Sr. believed that was not a reason to grant the variance.
 - g. There was discussion as to whether or not the board should table the discussion until the next meeting.
 - h. **A. David Babbitt moved and Leslie Lavallee seconded the motion to accept the variance.**
- | | | |
|-----------------------|----------------------|---------------------|
| A. David Babbitt- Yes | Kevin Beno- Yes | John O'Connell- Yes |
| Leslie Lavallee- Yes | Ray Faucher, Sr.- No | |
- The motion carried.**
4. **Variance 14-04:** Richard Partridge, 121 Quaddick Town Farm Rd., Thompson, Map 154/Blcok 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.
- a. Richard Partridge, 121 Quaddick Town Farm Rd., explained that he needs to build a roof over the trailer because it was leaking. He explained that the trailer cannot be moved. He wanted to put a free-standing roof over it. The roof has already been started. The trailer measures 12'x50'. The roof would have an 18" overhang to cover the trailer sufficiently. He further explained that although at the time of the application he was not the owner of the property, he now has the deed.

- b. Frank Mizzone, 32 New Rd., expressed his opinion that Richard Partridge is doing a good job, the property is looking nice, and he approves of the variance.
- c. **Ray Faucher, Sr. moved and A. David Babbitt seconded the motion to close the public hearing. The motion carried unanimously.**
- d. Kevin Beno and others were unsure if the variance could be approved with the current map that was provided to the board. The map was unclear as to the dimensions of the roof and scale of the map. Kevin Beno recommended that the decision be tabled for thirty days to get a better idea of what the size of the trailer is and where it sits on the property.
- e. **Ray Faucher, Sr. moved and A. David Babbitt seconded the motion to re-open the public hearing. The motion carried unanimously.**
- f. Mary Ann Chinatti provided the board a map of the property that was in the applicant's folder that was clearer as to the dimensions and scale of the trailer and roof. The board felt this map was sufficient.
- g. **A. David Babbitt moved and Leslie Lavallee seconded the motion to close the public hearing. The motion carried unanimously.**
- h. **A. David Babbitt moved and Leslie Lavallee seconded the motion to accept the variance. The motion carried unanimously.**
- i. Kevin Beno stated for the record that the acceptance of the variance was based on the map/survey provided in the applicant's file.

Approval of Minutes

- 1. **A. David Babbitt moved and Leslie Lavallee seconded the motion to accept the minutes of the May 12, 2014 meeting as presented. The motion carried unanimously.**

Correspondence

- 1. Sent via regular mail
 - a. Agenda: Zoning Board of Appeals, July 14, 2014
 - b. Minutes: Zoning Board of Appeals, June 9, 2014.
 - c. Minutes: Planning and Zoning Commission, June 23, 2014.
 - d. Financial Report: July 2014.
 - e. Director of Planning & Development/Interim ZEO Report: July 2014
- 2. Other Correspondence
 - a. Thompson Recreation Summer Adventure Camp seeking recycled goods donations for arts and crafts projects until July 18th.

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.
 - b. There was some discussion as to whether or not the application could be accepted without the applicant or any representative present.
 - c. Mary Ann Chinatti told the members of the board that all the requirements for the application are in. In addition, if the board accepts the application and schedules the public hearing, they would get all the necessary information for the application with next month's agenda packet.
 - d. A. David Babbitt requested that the necessary information be received two weeks in advance of the next meeting.
 - e. **A. David Babbitt moved and John O'Connell seconded the motion to accept the variance application. The motion carried unanimously.**

Applications and Appeals Received after Agenda Posted: None

Old Business:

New Business:

1. Kevin Beno stated that member Peter Baskin has informed everyone that he is moving to Texas and his letter of resignation has been received. He further stated that the board will wait until the next meeting when Chairman Daniel Roy will be present to handle the situation of moving an alternate into the empty position.
2. Alvin Hill was introduced as the new Interim ZEO until a permanent replacement is hired. The board thanked Alvin Hill for filling the position.

Citizens' Comments: None.

Commissioners' comments:

1. A. David Babbitt wished to compliment the new recording secretary, Tina Fox, on the good job she has been doing.
2. Kevin Beno mentioned that he would like to see a full list of abutters on all applications that the board receives. He also would like the Interim ZEO to ensure that when applications come through, they have sufficient surveys/maps for the board to look at and make a decision based on.

Future Meetings

1. The next meeting will be held Monday, August 11, 2014 at 7 PM in the Merrill Seney Room, Town Hall.

Adjournment

1. **Kevin Beno moved and A. David Babbitt seconded the motion to adjourn. The motion carried unanimously.**
2. Kevin Beno adjourned the meeting at 7:40 PM.

Tina Fox
Recording Secretary

ZBA - July 14, 2014
Voluntary Sign-In

John Rice

Joseph H. Gaucher

Alfred d'Heureux

And Mezzari

Jayne & Richard Partridge

Richard & Holly Mead

Rolyn & Brooks
David B. Bellville