



TOWN of  
**THOMPSON**  
ZONING BOARD OF APPEALS

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2014 AUG 13 P 12:31

*Cheryl T. Alenby*  
POLICE CLERK

Minutes  
August 11, 2014

Kevin Beno, standing in for Chairman Dan Roy, called the meeting to order at 7:00 PM in the Merrill Seney Room at the Town Hall.

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

**Staff Present:** Alvin Hill, Interim ZEO  
Tina Fox, Recording Secretary

**Public Hearings:**

1. **Variance 14-05:** Paul Duquette, applicant, Danny 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.
  - a. Paul Duquette, 8 Plum Rd., North Grosvenor Dale, stood to discuss the variance application. He explained that when the Moulton's purchased the house, they asked the seller if they could put an addition on the left side and were told there was plenty of room. They discussed a plan for an in-law apartment with former ZEO John Mahon while assuming there was enough space, only to find out that there wasn't.
  - b. Kevin Beno asked if there was already an A-2 survey, and Paul Duquette answered affirmatively. He further explained that they can't move the proposed structure any more forward because of sewer lines.
  - c. Kevin Beno asked for a drawing of the actual structure that is going up, which was provided. Paul Duquette explained that there is a one foot eve. Kevin Beno stated for the record that the variance would be for 5 ft on the foundation dimension plus a 1 ft overhang on the eve.
  - d. Kevin Beno stated for the record that there were no abutters in the audience that were being vocal for or against the variance. He then read a letter from abutter Michele Sevigny in which she wrote that she has no objection to the variance.
  - e. **Leslie Lavallee moved and Ray Faucher, Sr. seconded the motion to close the public hearing. The motion carried unanimously.**
  - f. **Ray Faucher Sr., moved and John O'Connell seconded the motion to accept the variance based on the 5 ft encroachment into the variance subject to a 1 ft overhang on the eve. The motion carried unanimously.**

**Approval of Minutes**

1. **John O'Connell moved and Leslie Kevin Beno seconded the motion to accept the minutes of the July 14, 2014 meeting as presented. The motion carried unanimously.**

### **Correspondence**

1. Sent via regular mail
  - a. Agenda: Zoning Board of Appeals, August 8, 2014
  - b. Minutes: Zoning Board of Appeals, July 14, 2014.
  - c. Minutes: Planning and Zoning Commission, July 28, 2014.
  - d. Interim ZEO Report: August 2014
2. Other Correspondence
  - a. Received July 21, 2014: Webster Zoning Board of Appeals, Public Hearing Notice on Monday, August 4, 2014 at 7:30 PM for Special Permit Application petitioned by Webster Ventures LLC.
  - b. Received July 21, 2014: Webster Zoning Board of Appeals, Public Hearing Notice on Monday, August 4, 2014 at 6:45 PM for Variance Application from Jimmy's Convenience Gas Station.
  - c. Received July 21, 2014: Webster Zoning Board of Appeals, Public Hearing Notice on Monday, August 4, 2014 at 6:10 PM for Variance Application from Gerald Fels (proposed cat shelter).
  - d. Received July 21, 2014: Webster Zoning Board of Appeals, Public Hearing Notice on Monday, August 4, 2014 at 7:15 PM for Special Permit Application petitioned by Gerald Fels.
  - e. Received July 21, 2014: Webster Zoning Board of Appeals, Public Hearing Notice on Monday, August 4, 2014 at 7:15 PM for Special Permit Application from Webster Ventures LLC.
  - f. Received July 21, 2014: Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter.

### **Applications and Appeals**

**Applications and Appeals Received after Agenda Posted: None**

**Old Business:**

**New Business:**

**Citizens' Comments: None.**

**Commissioners' comments:**

### **Future Meetings**

1. The next meeting will be held Monday, September 8, 2014 at 7:00 PM in the Merrill Seney Room, Town Hall.

### **Adjournment**

1. **Ray Faucher, Sr. moved and John O'Connell seconded the motion to adjourn. The motion carried unanimously.**
2. Kevin Beno adjourned the meeting at 7:10 PM.

Tina Fox  
Recording Secretary