



TOWN OF THOMPSON

Zoning Board of Appeals

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Regular Meeting Minutes: Zoning Board of Appeals

Monday, December 11, 2023 at 7:00 PM

**Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North
Grosvenordale, CT 06255**

Amy St. Onge is inviting you to a scheduled Zoom meeting.

Topic: Zoning Board of Appeals

Time: Dec 11, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83960552755?pwd=YlVGRzhvaXlScUJyQ29xd0MxN3NBUT09>

Meeting ID: 839 6055 2755

Passcode: 544526

Recording

https://us02web.zoom.us/rec/share/Tuh2RHAlgcxI5quFqCNNmgnPfDZR3LXvBk64sEHJF0epa0G_Pb0nDu8jsY6Ey1a.vTALKfPpVG7vU88Y

Passcode: 1^u^s0*q

1. Call to Order and Welcome New Members

The Meeting was called to order by Vice Chairman Kirby Cunha. The Board welcomed the following new members: Sandra O'Neil, Michael Meehan and Alternate Dianne Lenky.

2. Roll call and Seating of Alternates

Vice Chairman Kirby Cunha, Geoff Bolte, Paul Lenky, Sandra O'Neil, Michael Meehan and Alternate Dianne Lenky
Absent: Ross Dimmock,

Seating Alternates: None

Staff Present: Cynthia Dunne, Zoning Enforcement Officer via Zoom; Amy St. Onge, First Selectman, Gloria Harvey, Recording Secretary,

3. Public Hearing and Discuss Public Hearing and Possible Action - None

4. Approval of Regular ZBA Meeting Minutes

Paul Lenky moved and Geoff Bolte seconded the motion to approve the Special Meeting Minutes of November 13, 2023. The motion carried unanimously.

5. Correspondence

- ZEO Memo
- ZBA Budget July 1, 2023-November 5, 2023 and July 1, 2023-November 30, 2023
- 2024 Department Schedule of Meetings
- PZC Minutes November 27, 2023
- Town of Webster Zoning Board of Appeals Decision

- f. Town of Webster Zoning Board of Appeals Decision
- g. ZBA Meeting Schedule

6. Applications Appeals and Variances - None

7. Applications Received after Agenda Posted - None

8. Old Business

a. Bates Auto

The ZEO received a visit from Carlos Bastos who is now owner of Bates Auto Parts, Inc. Through many court procedures the executor of Bates Auto Parts Inc., Attorney Ernie Cotnoir, was granted permission to transfer the ownership to The Bastos Corporation.

This action required Carlos Bastos to re-apply to the Department of Motor Vehicles for a Motor Vehicle Recycler License in his name. (the first application was in Mr. Cotnoir's name). On August 9, 2021 the ZBA approved the Certificate of Approval Motor Vehicle Recycler's Yard or Business. With this approval came 3 conditions of approval that need to be completed before he begins operating the business. When all conditions are met, Mr. Bastos will be able to re-open Bates Auto Parts, Inc. A copy of the Minutes of 7/12/21 and 8/9/21 ZBA meeting and the Certificate of Approval with the list of conditions was sent to the members prior to the meeting to update them of past action and prepare them for any future necessary actions on finalizing the business for operation. The ZEO will continue to provide the ZBA members with monthly updates on the progress of Bates Auto.

b. Training of ZBA Members

The ZEO explained the training process and the required mandatory 4 hours of training each member is required to take. A copy of the Board Member Training Sessions Report Card format was distributed to each member and they were encouraged to use this format to record their individual training. After the 4 hours of training are completed, the ZEO will submit their "Report Cards" showing they completed the required training to the Board of Selectmen. Board members were also told they were not limited to just the 4 hours of training and could feel free to take any additional courses they were interested in. The ZEO commented that UCONN and NECCOG have excellent training courses available online.

9. New Business

a. Accept Jason St. Onge Resignation

Vice Chairman Kirby Cunha read Jason St. Onge's letter of resignation from the ZBA into the record.

Paul Lenky made a motion to accept Jason St Onge's resignation from the ZBA. Geoff Bolte seconded the motion. The motion was unanimously approved.

b. Fill Alternate Vacancy

The current Alternates are Ross Dimock, Paul Lenky, Dianne Lenky.

Kirby Cunha made a motion to move Paul Lenky into the permanent open position on the ZBA Board. Sandra O'Neil seconded the motion. The vote was unanimously approved.

Kirby Cunha will send a letter to the Board of Selectmen informing them an Alternate is needed on the ZBA Board. The Board of Selectmen will then send a letter to Republican Town Committee letting them know we have a vacancy and they will appoint someone.

c. Elect Officers

Chairman

Paul Lenky made a motion to nominate Kirby Cunha for Chairman. Geoff Bolte seconded the motion.

Kirby Cunha accepted the nomination.

Hearing no further nominations for Chairman, Kirby Cunha made a motion to close the nominations. Paul Lenky seconded the motion. The motion was unanimously approved. Kirby Cunha was elected Chairman by unanimous vote.

Vice Chairman

Paul Lenky made a motion to nominate Geoff Bolte for Vice Chairman. Kirby Cunha seconded the motion.

Geoff Bolte accepted the nomination.

Hearing no further nominations for Vice Chairman, Kirby Cunha made a motion to close the nominations.

Paul Lenky seconded the motion. Geoff Bolte was elected Vice Chairman by unanimous vote.

Secretary

Paul Lenky made a motion to nominate Michael Meehan for Secretary. Sandra O’Neil seconded the motion.

Michael Meehan accepted the nomination.

Hearing no further nominations for Secretary, Kirby Cunha made a motion to close the nominations. Paul Lenky seconded the motion. Michael Meehan was elected Secretary by unanimous vote.

d. Review of Bylaws – Copies Distributed

ARTICLE VI - Election of Officers

SECTION 1

An organization meeting shall be held on the 2nd Monday of November following the Town election, at which time officers will be elected and bylaws reviewed and be made part of the minutes of the annual meeting. A majority vote of the quorum present is required to elect officers. The recording secretary shall do a separate notification to all members when elections are to be held.

Geoff Bolte referred to a previous ZBA discussion on the Bylaws of the Thompson Zoning Board of Appeals, Article VI, Section 1 stating that the ZBA discussed adjusting the wording in the first sentence to “an organization meeting shall be held on the first meeting after new members are sworn in.” The members unanimously agreed on this change and the ZEO will incorporate this change in the Bylaws.

10. Board Member Comments

Geoff Bolte welcomed the new members

Paul Lenky stated he has been hearing comments from people in Town that the ZBA works with the people in town for their best interests as well as the interests of the town. Paul Lenky recommended a book by Michael Zizka entitled “What is Legally Required” as a valuable resource to the ZBA members in determining what is legal and what is not.

Kirby Cunha encouraged all members to review the duties and responsibilities of the ZBA members as outlined in their job description.

ZEO will provide a copy of the updated Bylaws and Code of Ordinances for next month’s meeting.

11. Next Meeting

Monday, January 8, 2024 at 7:00PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

12. Adjournment

Geoff Bolte made a motion to adjourn. Paul Lenky seconded the motion. The motion was unanimously approved.

Respectfully Submitted,
Gloria Harvey, Recording Secretary