

**Thomaston Zoning Board of Appeals**  
**Meeting Minutes**  
**July 19, 2011**

**Members Present:** Jamie Wilson. Acting Chairman, Robert Flanagan, Becky Skinner, Tom Langlais, Alternates Matt Kames, Christine Yoos. Regular Member Ed Eaton

**Others Present:** Mary Barton, Land Use Officer; Nicholas Samela

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R. Flanagan recused himself from being seated tonight.

Members Seated: J. Wilson, B. Skinner, T. Langlais, Alternates C. Yoos & M. Kulman

**The Public Hearing:**

**Agenda Item #1 - Application #2011-05-02-01 for a variance to construct an additional wall sign on an existing building beyond the permitted wall signage pursuant to Article 8 Section 8.2 of the Thomaston Zoning Regulations located at 23 Reynolds Bridge Road in an M-2 Zone**

**A motion was made by T. Langlais and seconded by R. Flanagan to eliminate Agenda Item #1 that was left on the agenda from last month's meeting. Motion unanimously passed.**

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**Agenda Item #2 - Application #2011-06-22-01 for a variance to construct a carport at 244 Smith Rd. in an RA-80A Residential Zoning District.**

Agent(s): N. Samela

N. Samela explained his need for the variance. The Board reviewed his application, property map, and hardship.

Public Comment: None

The Public Hearing was closed.

**A motion was made by T. Langlais and seconded by B. Skinner to add the possible action for 244 Smith Rd. on the agenda. Motion unanimously passed.**

**A motion was made by T. Langlais and seconded by B. Skinner to grant the variance to construct an 11' x 24' open front carport of a post and beam construction on piers with a gravel floor. The hardship is that the house predates zoning with an under size lot and the topography of the land. Motion unanimously passed.**

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**Regular Meeting:**

**Minutes:**

**A motion was made by B. Skinner and seconded by M. Kamens to accept the minutes of February 15, 2011. Motion unanimously passed.**

**A motion was made by J. Wilson and seconded by E. Eaton to accept the minutes of May 17, 2011. Motion passed.**

**A motion was made by E. Eaton and seconded by T. Langlais to accept the minutes of May 5, 2011. Motion passed.**

**Old Business:** None

**New Business:** None

**Communications and Bills:**

**Agenda Item #1 - Court Case Marguerite A. Komondy vs. ZBA the Town of Chester**

This agenda item was received by the Board at last month's meeting.

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**Agenda Item #2 - P. Fuller's resignation**

P. Fuller's resignation was received by the Board.

**Staff Report:** None

**Adjournment:**

**A motion was made by J. Wilson and seconded by B. Skinner to adjourn. Motion unanimously passed.**

Respectfully submitted,

Pat Santa Maria  
Recording Secretary