



**TOWN OF THUNDERBOLT  
PLANNING & ZONING MEETING  
WEDNESDAY, NOVEMBER 19, 2025  
6:30 PM**

**Call Meeting to Order**

The meeting was called by Chairman Grene at 6:30PM, November 19, 2025. Those in attendance were Commissioners: Krista Kilburn, Leslie Lumney, Jim Kerns, Nick Patrick, James Fogarty and Sean Compton. Staff in attendance were Charlie Barrow, Town Attorney, Bob Fischer, Building Inspector, and Jan LeViner, Zoning Administrator.

**Approval of Agenda**

Commissioner Grene asked for a motion to approve the agenda. **Commissioner Patrick** made a motion to approve. **Commissioner Fogarty** seconded. Vote was unanimous to approve, 6-0.

**Approval of Minutes. October 15, 2025. Commissioner Compton** made a motion to approve the minutes. **Commissioner Kilburn** seconded. Vote was unanimous to approve, 6-0.

**New Business**

**Request to subdivide one (1) corner parcel into two (2) separate residential lots. Woodlawn Drive and Bell Avenue. Petitioner: N&L Rentals, LLC. Parcel ID" 30005011018.** Ed Yannett approached to Commission. Mr. Yannett stated that after speaking with Staff, the proposed lot line as depicted on the plat in their packet will be moved 11' to the west. By doing this both lots will meet setback requests as well as the Development Standards of 6,000 sq ft lot size. He continued, he was not able to have a new drawing done but has reached out to the surveyor and will submit as soon as completed. He asked the Commission to approve contingent upon the submission of a new drawing. **Mr. Barrow** stated the lots would remain R-1. **Commission Compton** made a motion to approve contingent upon he submission of a new drawing showing the proposed lot line moved 11' to the west. **Commission Patrick** seconded. Vote was unanimous to approve, 6-0.

**Mr. Barrow** stated at the previous Board of Zoning Appeals, Mayor and Council remanded the request from Ms. deVegter to subdivide a parcel into two substandard lots. **Dr. Drohan** approached the Commission to discuss concerns regarding granting variances and creating substandard lots of record. He read his motion to Mayor and Council regarding the request from Ms. deVegter and shared his thoughts on how to change the ordinance so there are not as many variance requests. Mr. Barrow stated the Town needs to do an inventory of how many vacant lots remain and review the Code regarding variance requests. Commissioner Compton stated the Maser Plan needs to be reviewed as a starting point. Mr. Fischer recommended the Commission look at managing the exceptions with requested variances.

**Commissioner Compton** made a motion to adjourn as there was no further business. **Commissioner Kilburn** seconded. Vote was unanimous to adjourn. Meeting adjourned at 7:00PM.

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Haley Grene, Chair

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Jan LeViner  
Zoning Administrator