



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, February 23, 2015
Merrill Seney Room, Town Hall

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Vice-Chair Randolph Blackmer, Jr called the meeting to order at 7:00 PM.

1. Roll call and seating of alternates

a. Present:

Randolph Blackmer, Jr.	William Cacciapouti	Michael Krogul
Peter Nedzweckas	Christopher Nelson	John Rice
Robert Werge, Sr.		

Alternate Michael Krogul was seated for John B. Lenky, and William Cacciapouti was seated for Charles Paquette.

b. Absent: Charlene Langlois, Greg Lee, John B. Lenky, Joseph Parodi, Charles Paquette, and Daniel Touchette.

c. Staff Present:

Alvan Hill, Interim ZEO
Tina Fox, Recording Secretary

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: None

4. Approve minutes

a. **John Rice moved and Robert Werge, Sr. seconded the motion to accept the minutes of the December 22, 2014 meeting as written.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti - Yes	Michael Krogul - Yes
Peter Nedzweckas - Yes	Christopher Nelson - Yes	John Rice - Yes
Robert Werge, Sr. - Yes		

The motion carried unanimously.

5. Applications received: None

6. Applications received after agenda: None

7. Citizens' Comments

a. Terry Lewis, of Thompson, CT, wished to discuss the Webster Lake Variety Store. She stated that according to tax assessment records, the building was originally 780 sq. ft., and is now 1,871 sq. ft. It is her understanding that according to Thompson regulations, a commercial building can increase its size by 25% one time. She wanted to know why an increase of that significance was approved. The 1,871 sq. ft. does not include the top floor of the building, according to Lewis. Lewis also mentioned that when the owner

of the store applies for variances/applications, she, as an abutter to the property, should be notified, and she never was. She mentioned that she came home one day and the 25 ft of vegetation that separated her property from the store was completely removed, without warning. A realtor told her that the property value of her house decreased because of these changes.

- b. Randolph Blackmer, Jr. stated that the Commission will do some research on the problem and see if they can have an answer to address Lewis' concerns at the next meeting.
- c. John Rice stated that if there was a misrepresentation on the layout that was given to the Commission when Webster Lake Variety applied with the Commission, then that would be a problem.
- d. Robert Werge, Sr. pointed out that Alvan Hill should do more research into the problem to discover if the owners had applied for a variance with ZBA.

8. Reports of Officers and Staff

a. Monthly Budget Review

- 1. John Rice pointed out that he briefly discussed next year's budget with Paul Lenky, First Selectman, and that he advised Mr. Lenky that PZC was not changing anything in the budget for next year, that there were no changes to any of the line items.

b. ZEO Report

c. Director of Planning and Development Report

- 1. **John Rice moved and Christopher Nelson seconded the motion to add "Approval of Surety Bond re PZC #14-07 Special Permit for East Side of Reardon Rd., Thompson Rail Business Park, LLC" as agenda item 12(b).**

Randolph Blackmer, Jr. – Yes	William Cacciapouti - Yes	Michael Krogul - Yes
Peter Nedzweckas - Yes	Christopher Nelson - Yes	John Rice - Yes
Robert Werge, Sr. - Yes		

The motion carried unanimously.

9. Correspondence – (*sent only via email)

- a. Agenda: Planning and Zoning Commission, February 23, 2015.
- b. Minutes: PZC Regular Meeting, December 22, 2014
*PZC Regular Meeting, January 26, 2015.
- c. Monthly Budget Review
- d. ZEO Report
- e. *Director of Planning and Development Report
- f. *Agenda and Minutes: Zoning Board of Appeals, February 9, 2015.
- g. Letter from Mary Ann Chinatti Re: Clarification for Site Bond #S-234587.
- h. Received February 3, 2015: Letter from Steven Byrne Re: Proposed surety bond site stabilization.

10. Signing of Mylars

- a. John Rice stated that he did sign the Mylars last month for Thompson Rail Business Park, LLC.

11. Old Business

a. Election of Officers

- 1. Randolph Blackmer, Jr. stated that there could be no election of officers because at least 10 members must be present for the election.

b. Review of Bylaws

1. **John Rice moved and Michael Krogul seconded the motion to accept the bylaws as presented at the December 2014 meeting.**

Randolph Blackmer, Jr. – Yes
 Peter Nedzweckas - Yes
 Robert Werge, Sr. - Yes

William Cacciapouti - Yes
 Christopher Nelson - Yes

Michael Krogul - Yes
 John Rice - Yes

The motion carried unanimously.

12. New Business

- a. Pre-Application Discussion: David Hund, Provost & Rovero, Proposed Dunkin Donuts- 693 Riverside Dr.

1. David Held (misspelled incorrectly as "David Hund" on the agenda) spoke to the Commission. He mentioned that he had spoken with Mary Ann Chinatti and Paul Lenky and they advised that he come before the Commission to discuss the proposed Dunkin Donuts on Riverside Dr. As part of the proposal, the trailers on the property would be removed and the package store significantly improved. There would be room for ten stacking spaces in the drive-thru. There is a 20 ft. vegetative buffer at the backside of the property, which would be supplemented with more vegetation. There are no parking calculations yet because a floor plan has not been created; the floor plan will depend largely on the amount of parking spaces required. The curb cut would be moved slightly northwest from its current location. There would be one curb cut that would be an entrance and exit, and another that would be just an exit for the drive-thru.
2. Peter Nedzweckas mentioned that he would be concerned with snow removal on the sidewalk on the property, because many children walk through that area to and from school.
3. John Rice brought up a concern that Section 7 of Article VIII in the regulations specifies a maximum 70% residential and minimum 30% commercial in the Neighborhood Commercial Zone. He pointed out to the applicant that they may need to apply to ZBA for a variance because of this requirement. There was discussion as to whether the applicant would need to apply for a variance with ZBA, because some members interpreted the sentence in the regulations differently.
4. Bill Cacciapouti was concerned about traffic jams, especially with the school very nearby. Dave Held addressed this concern by stating that reports have shown that Dunkin Donuts locations are not traffic generators; people who stop at these locations are people who are driving past anyway.
5. John Rice mentioned that the vegetative buffer is supposed to be 50 ft., so the applicant would have to ask PZC to lower the buffer to 20 ft. He also mentioned the fencing around the dumpster could cause a problem, there is a 6 ft. minimum for the sidewalk, the curbing should prevent people from parking on the side walk, the parking spaces should be 10 ft. x 18 ft., and he would like the style of the building to blend in with the stone buildings in the area.
6. Randolph Blackmer, Jr. stated that it seems to be the consensus that this project would be good if the applicant can make sure they meet some of the nit-picky things the Commission is pointing out.

- b. Approval of Surety Bond re PZC #14-07 Special Permit for East Side of Reardon Rd., Thompson Rail Business Park, LLC

- 1. **John Rice moved and Robert Werge, Sr. seconded the motion to approve the recommendation of Land Use Attorney Steven Byrne for Site Bond #S-234587.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Michael Krogul – Yes
Peter Nedzweckas – Yes	Christopher Nelson – Yes	John Rice – Yes
Robert Werge, Sr. – Yes		

The motion carried unanimously.

13. Commissioners' Comments

- a. John Rice stated that the Planning office is going to be moving down stairs at Town Hall. He is pushing the First Selectman to get the office wired-up so that he and Tina Fox can sit down and go through the proposed updates to the regulations that the Sub-Committee has been going through. He would like to spend a couple of days going through the updates with Ms. Fox to figure out what has to be done to get ready for the public hearing.

14. Review of ZBA Applications: None

15. Next meeting

- a. The next regular meeting will be held Monday, March 23, 2015, Merrill Seney Room, Town Hall, 7:00 PM.

16. Executive Session: Personnel Matters

- a. Zoning Enforcement Officer Discussion

- 1. **John Rice moved and Robert Werge, Sr. seconded the motion to go into executive session.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Michael Krogul – Yes
Peter Nedzweckas – Yes	Christopher Nelson – Yes	John Rice – Yes
Robert Werge, Sr. – Yes		

The motion carried unanimously.

- 2. The Commission went into Executive Session at 7:59 PM and came out of Executive Session at 8:08 PM.

- 3. **John Rice moved and Christopher Nelson seconded the motion to appoint Alvan Hill as the Zoning Enforcement Officer for the Planning and Zoning Commission.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Michael Krogul – Yes
Peter Nedzweckas – Yes	Christopher Nelson – Yes	John Rice – Yes
Robert Werge, Sr. – Yes		

The motion carried unanimously.

17. Adjournment

- a. **John Rice moved and Peter Nedzweckas seconded the motion to adjourn.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Michael Krogul – Yes
Peter Nedzweckas – Yes	Christopher Nelson – Yes	John Rice – Yes
Robert Werge, Sr. – Yes		

The motion carried unanimously.

- b. Vice-Chair Randolph Blackmer, Jr. adjourned the meeting at 8:10 PM.

Tina Fox
Recording Secretary