



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, April 27, 2015
Merrill Seney Room, Town Hall

p. 1 of 4

Chairman Greg Lee called the meeting to order at 7:00 PM.

1. Roll call and seating of alternates

a. Present:

Randolph Blackmer, Jr.	William Cacciapouti	Charlene Langlois
Greg Lee	Michael Krogul	Peter Nedzweckas
Christopher Nelson	Joe Parodi	John Rice
Robert Werge, Sr.		

Alternate Michael Krogul was seated for John B. Lenky, alternate William Cacciapouti was seated for Charles Paquette, and alternate Charlene Langlois was seated for Daniel Touchette

b. Absent: John B. Lenky, Charles Paquette, and Daniel Touchette.

c. Staff Present:

MaryAnn Chinatti, Director of Planning and Development
Alvan Hill, 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 March 23, 2015 meeting as corrected.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Charlene Langlois- Abstain
Greg Lee – Abstain	Michael Krogul – Yes	Peter Nedzweckas- Yes
Christopher Nelson- Abstain	Joe Parodi- Yes	John Rice – Yes
Robert Werge, Sr. - Yes		

The motion carried.

5. Applications received

a. **Application 15-03(a):** Gavin Paquette, applicant. Frog Rock, LLC, Owner of Record. For property at Sunset Hill Rd, East Side I-395 Thompson. Map 103/Block 40/Lot 3E/Zone R40/TC80. Requesting re-subdivision.

Description: 3 proposed lots, 20.68 acres to be subdivided.

1. John Rice specified that he would like the ZEO to make sure that all of the paperwork is in order.

2. **John Rice moved and Randolph Blackmer, Jr. seconded the motion to set the public hearing for application 15-03(a) for May 26, 2015.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Charlene Langlois- Yes
Greg Lee – Yes	Michael Krogul – Yes	Peter Nedzweckas- Yes
Christopher Nelson- Yes	Joe Parodi- Yes	John Rice – Yes
Robert Werge, Sr. - Yes		

The motion carried unanimously.

b. **Application 15-04:** Lavallee Construction, LLC, Applicant and Owner of Record. For property at Lots 7 Fabyan Woodstock Rd., Thompson. Map 5/Block 86/Lot 7/Zone RA-80. Requesting subdivision.

Description: 4 proposed lots, 11.1 acres to be subdivided.

1. John Rice mentioned that the information included in the Commission's packet regarding this application had a request for a fee in-lieu-of open space. John Rice recommended to the Commission that the applicant use Platt Associates for the appraisal.
2. Michael Krogul asked why the Commission is requesting that the applicant use a specific appraiser. Mary Ann Chinatti answered that when an applicant is requesting a fee in-lieu-of open space, the appraiser is jointly selected between the Commission and the applicant.
3. **John Rice moved and Greg Lee seconded the motion to set the public hearing for application 15-04 for May 26, 2015.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Charlene Langlois- Yes
Greg Lee – Yes	Michael Krogul – Yes	Peter Nedzweckas- Yes
Christopher Nelson- Yes	Joe Parodi- Yes	John Rice – Yes
Robert Werge, Sr. - Yes		

The motion carried unanimously.

c. **Application 15-05:** Sam Stilwell, applicant. WPCA, Owner of Record. CGS 8-24 Referral requesting favorable recommendation for WPCA upgrades required to address phosphorous treatment.

1. Sam Stilwell explained that the application is to install a small building to support chemical injections; it would be a stand alone building with a set foundation.
2. **Randolph Blackmer, Jr. moved and John Rice seconded the motion to issue a favorable recommendation for application 15-05.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Charlene Langlois- Yes
Greg Lee – Yes	Michael Krogul – Yes	Peter Nedzweckas- Yes
Christopher Nelson- Yes	Joe Parodi- Yes	John Rice – Yes
Robert Werge, Sr. - Yes		

The motion carried unanimously.

3. Greg Lee stated that he thinks the project will help the Town.

6. Applications received after agenda posted: None

7. Citizens' Comments

- a. Paul Baer, Thompson, stated that he believes that the Planning and Zoning Commission Sub-Committee meeting (of April 20, 2015) had a number of Freedom of Information Act violations. He stated that the agenda only listed the location as 'TEEG,' and there are people who do not know what that means; there was not an address. He stated that agenda item #4 said 'Review and Update Sub-Division Regulations,' however there was discussion about floating zones, over-lay zones, as-built review fees, fees, and

previous review of the ordinances that was not on the agenda. He stated that it was a special meeting because a yearly schedule of the meetings was not posted. "If it is not a properly noticed meeting, and you have a quorum of this Commission present, it would then constitute an unlawful meeting by this Commission." He asked that the FOI statutes be complied with in the future.

- b. Don Pimental, 40 Starr Rd., stated that when the Commission looks at plans, they trust the people who created them/presented them. He further stated that he has a problem with some of the documents that have been coming forward that are incorrect. He asked what happens when he finds a wrong-doing in those documents because it is too late. Greg Lee stated that any decision can be appealed in a timely manner.
 - c. Janet Blanchette, 401 Ravenelle Rd., stated that in regards to open space, if an applicant wants to offer another parcel that they own for the open space requirement, that is allowed in the regulations. She asked if the Commission would want that property appraised, and what the Commission would be looking for to help them make a decision on whether or not they would be interested in having an alternate open space. John Rice answered that an appraisal is needed for the subdivision, but not for the other land owned by the subdivision owner in order to be considered in place of land in the subdivision, and that he would be looking at the value of the parcel and what benefit it would be to the Town.
8. Reports of Officers and Staff
- a. Monthly Budget Review
 1. John Rice gave a brief update on the yearly budget. Robert Werge, Sr. asked when the Commission would be including training for the ZEO in the budget. John Rice answered that he is not sure where the Board of Finance stands at their meetings, but that he will speak to Paul Lenky about it.
 - b. ZEO Report
 - c. Director of Planning and Development Report
9. Correspondence – (*sent only via email)
- a. Agenda: Planning and Zoning Commission, April 27, 2015.
 - b. Minutes: PZC Regular Meeting, March 23, 2015.
*PZC Sub-Committee, April 20, 2015.
 - c. Monthly Budget Review
 - d. ZEO Report
 - e. Director of Planning and Development Report
 - f. *Agenda and Minutes: Zoning Board of Appeals, April 13, 2015.
 - g. Revised Subdivision Application Form
 - h. *Received March 23, 2015: Town of Douglas Planning Board Notice of Public Hearing.
 - i. Letter dated March 25, 2015 regarding the Webster Lake Variety issue, with attachments.
 - j. *Received March 30, 2015: Webster Zoning Board of Appeals Public Hearing Notice.
 - k. *Received April 6, 2015: Town of Dudley Office of the Planning Board regarding a proposed large ground mounted solar photovoltaic installation in a residential district and Public Hearing Notice.
 - l. *Received April 6, 2015: Douglas Planning Board Notice of Public Hearing.
 - m. *Received April 13, 2015: Webster Planning Board Public Hearing Notice.
 - n. *Received April 13, 2015: Douglas Board of Selectmen Notice of Public Meeting.
 - o. *Received April 13, 2015: Douglas Board of Selectmen Notice of Public Meeting.

10. Signing of Mylars: None

11. Old Business

a. Election of Officers

- 1. **Robert Werge, Sr. moved and Peter Nedzweckas seconded the motion to nominate all present officers.**
- 2. **John Rice moved and Peter Nedzweckas seconded the motion to close nominations. The motion carried unanimously.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Charlene Langlois- Yes
Greg Lee – Yes	Michael Krogul – Yes	Peter Nedzweckas- Yes
Christopher Nelson- Yes	Joe Parodi- Yes	John Rice – Yes
Robert Werge, Sr. - Yes		

The motion carried unanimously.

12. New Business

13. Commissioners' Comments

- a. Robert Werge, Sr. thanked the new ZEO for doing a nice job on his report.
- b. John Rice mentioned the new form that the ZEO created for subdivisions. He stated that it gives a good idea to the applicant of what is needed to file the application, and thanked the ZEO.

14. Review of ZBA Applications: None

15. Next meeting

- a. The next regular meeting will be held Tuesday, May 26, 2015, Merrill Seney Room, Town Hall, 7:00 PM.

17. Adjournment

- a. **John Rice moved and Greg Lee seconded the motion to adjourn.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Charlene Langlois- Yes
Greg Lee – Yes	Michael Krogul – Yes	Peter Nedzweckas- Yes
Christopher Nelson- Yes	Joe Parodi- Yes	John Rice – Yes
Robert Werge, Sr. – Yes		

The motion carried unanimously.

- a. Chairman Greg Lee adjourned the meeting at 7:27 PM.

Tina Fox
Recording Secretary