



**TOWN of**  
**THOMPSON**

**PLANNING AND ZONING COMMISSION**

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

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

1. Roll call and seating of alternates

a. Present:

William Cacciapouti

John B. Lenky

Joe Parodi

Robert Werge, Sr.

Charlene Langlois

Michael Krogul

Charles Paquette

Greg Lee

Christopher Nelson

John Rice

Alternate William Cacciapouti was seated for Daniel Touchette, alternate Charlene Langlois was seated for Randolph Blackmer, Jr., and alternate Michael Krogul was seated for Peter Nedzweckas.

b. Absent: Randolph Blackmer, Jr., Peter Nedzweckas, and Daniel Touchette.

c. Staff Present:

MaryAnn Chinatti, Director of Planning and Development

Alvan Hill, ZEO

Tina Fox, Recording Secretary

2. Public Hearing

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.

Charles Paquette recused himself because his son is the applicant of this application.

1. Janet Blanchette, J&D Civil Engineers, spoke on behalf of the applicant. J. Blanchette indicated an existing house that the applicant lives in, and explained that he purchased the property to construct a driveway to his existing house. She explained that there are three full frontage lots with driveways proposed on Sunset Hill Rd. She added that the Northeast District Department of Health approved the septic plan, Inland/Wetlands granted their approval, and Leo Adams gave a letter of conceptual approval for the driveways.
2. J. Rice asked if the Wetlands Commission added any stipulations to their approval. J. Blanchette answered that they had not, and that if there were any stipulations, she would have altered the plans accordingly.
3. G. Lee asked if the applicant was interested in the fee-in-lieu of open space. J. Blanchette answered affirmatively, and explained that the property was appraised at \$75,000, so the fee would be 10% of the appraised value (\$7,500).

MUNICIPAL BUILDING

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4. G. Lee asked if CL&P had an easement on the property. J. Blanchette answered that there is an easement along the existing wires, with no defined width. She added that the applicant requests a waiver for sidewalks and underground utilities.
6. **John Rice moved and Robert Werge, Sr. seconded the motion to close the public hearing for application 15-03(a).**

William Cacciapouti – Yes	Charlene Langlois- Yes	Greg Lee – Yes
John B. Lenky- Yes	Michael Krogul – Yes	Christopher Nelson- Yes
Joe Parodi- Yes	John Rice – Yes	Robert Werge, Sr. - Yes

**The motion carried unanimously**

Charles Paquette returned at 7:18 PM.

- 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. Janet Blanchette, J&D Civil Engineers explained that the Woodstock/Thompson town line runs through the property and that there are four separate lots. She explained that the first lot is primarily in Woodstock, and all of the proposed development on that lot is in Woodstock. She stressed that although lots 1 and 2 both have the Woodstock/Thompson town line running through them, that the portions of the lots on each side of the Town line are NOT separate building lots. She added that lots 3 and 4 are entirely in Thompson, and that each lot is between 2.7 and 2.9 acres.
2. J. Rice asked about an easement in lot 2 for lot 1. J. Blanchette explained that because of the steep terrain at the front of lot 1, the driveway for lot 1 will have a driveway easement over lot 2.
3. M. Chinatti explained that because the buildable portion of lot 1 is in Woodstock, only lots 2, 3, and 4 are before the Commission for approval.
4. J. Blanchette stated that the applicant is also requesting a waiver for sidewalks and underground utility.
5. Don Pimental, 40 Starr Rd., asked if anyone would ever be able to build on the remaining land on lot 1. J. Blanchette answered in the negative, again explaining that the remaining land is not a separate lot.
6. **Charles Paquette moved and John Rice seconded the motion to close the public hearing for application 15-04.**

William Cacciapouti – Yes	Charlene Langlois- Yes	Greg Lee – Yes
John B. Lenky- Yes	Michael Krogul – Yes	Christopher Nelson- Yes
Joe Parodi- Yes	Charles Paquette- Yes	John Rice – Yes
Robert Werge, Sr. - Yes		

**The motion carried unanimously.**

3. Discuss Public Hearing and Possible Action

Charles Paquette left the meeting at 7:30 PM due to a conflict of interest

- a. **John Rice moved and Christopher Nelson seconded the motion approve the two waivers for application 15-03(a) of the sidewalk and the underground utilities as explained by the applicant's representative.**

William Cacciapouti – Yes	Charlene Langlois- Yes	Greg Lee – Yes
John B. Lenky- Yes	Michael Krogul – Yes	Christopher Nelson- Yes
Joe Parodi- Yes	John Rice – Yes	Robert Werge, Sr. - Yes

**The motion carried unanimously.**

- b. **Robert Werge, Sr. moved and Joe Parodi seconded the motion to approve application 15-03(a) based on the fee-in-lieu of open space, and under the condition that the final plan mylars be signed by the soil scientist who flagged the wetlands.**

William Cacciapouti – Yes	Charlene Langlois- Yes	Greg Lee – Yes
John B. Lenky- Yes	Michael Krogul – Yes	Christopher Nelson- Yes
Joe Parodi- Yes	John Rice – Yes	Robert Werge, Sr.

**The motion carried unanimously.**

Charles Paquette returned to the meeting at 7:35 PM

- c. **John Rice moved and Bill Cacciapouti seconded the motion to approve application 15-04 with the waivers of the sidewalk and underground utilities, and the acceptance of the fee-in-lieu-of open space of \$3,900.**

William Cacciapouti – Yes	Charlene Langlois- Yes	Greg Lee – Yes
John B. Lenky- Yes	Michael Krogul – Yes	Christopher Nelson- Yes
Joe Parodi- Yes	Charles Paquette- Yes	John Rice – Yes
Robert Werge, Sr. - Yes		

**The motion carried unanimously.**

4. Approve minutes

- a. **Charles Paquette moved and John Rice seconded the motion to accept the minutes of the April 27, 2015 meeting.**

William Cacciapouti – Yes	Charlene Langlois- Yes	Greg Lee – Yes
John B. Lenky- Abstain	Michael Krogul – Yes	Christopher Nelson- Yes
Joe Parodi- Yes	Charles Paquette- Yes	John Rice – Yes
Robert Werge, Sr. - Yes		

**The motion carried.**

5. Applications received

- a. **Application 15-06:** Francis and Charlene Langlois, Applicants and Owners of Record. For property at 1020 Riverside Dr. Map 167/Block 88/Lot 15/Zone R-40. Requesting zone change to commercial.

Charlene Langlois recused herself because she is the owner of the property being discussed.

- 1. **John Rice moved and Joseph Parodi seconded the motion to set the public hearing for application 15-06 for June 22, 2105.**

William Cacciapouti – Yes	Greg Lee – Yes	John B. Lenky- Yes
Michael Krogul – Yes	Christopher Nelson- Abstain	Joe Parodi- Yes
Charles Paquette- Yes	John Rice – Yes	Robert Werge, Sr. - Yes

**The motion carried.**

Charlene Langlois returned to the meeting at 7:39.

- b. **Application 15-07:** Melissa Kennedy, Applicant. Scott Kennedy, Owner of Record. For property at 181 Sand Dam Rd. Map 133/Block 1/Lot 10/Zone R20. Requesting home occupation permit.

**Proposed Activity:** Online retail sales; no parking required.

- 1. **John Rice moved and Robert Werge, Sr. seconded the motion to approve application 15-07.**

William Cacciapouti – Yes	Charlene Langlois- Yes	Greg Lee – Yes
John B. Lenky- Yes	Michael Krogul – Yes	Christopher Nelson- Yes
Joe Parodi- Yes	Charles Paquette- Yes	John Rice – Yes
Robert Werge, Sr. - Yes		

**The motion carried unanimously.**

- c. **Application 15-08:** Marianapolis Preparatory School, Applicant and Owner of Record. For property at 26 Chase Rd. Map 105/Block 38/Lot 1-B/Zone TC-80. Requesting site plan review.

**Reason:** Proposed expansion of their school's recreational facilities.

Joseph Parodi recused himself because he is employed by the applicant.

- 1. John Guzkowski, Director of Planning and Real Estate Development with CNP Associates in Woodstock, spoke on behalf of the applicant. He explained that the school is looking to upgrade their athletic facilities. He explained that all of the proposed work is to take place in a currently undeveloped field. He further explained that the work will be done in phases, and that some of the proposed work includes installing a new track, baseball diamond, and multipurpose facility. He added that busses and other traffic will continue to access the school through the main entrance. He stated that there is no structured seating of bleachers planned at this point, and that the first phase is envisioned to be the first bit of parking, the track, and the turf field. He stated that the parking will extend into the Marian brother's property, but that they are happy to grant an easement for the parking.
- 2. C. Paquette asked if Wetlands Commission granted their approval, to which J. Guzkowski replied that there is no wetlands area at the site. C. Paquette also asked about lighting, to which J. Guzkowski replied that no lighting is proposed at this time.
- 3. **John Rice moved and Christopher Nelson seconded the motion to approve the site plan for application 15-08 as presented.**

William Cacciapouti – Yes	Charlene Langlois- Yes	Greg Lee – Yes
John B. Lenky- Yes	Michael Krogul – Yes	Christopher Nelson- Yes
Charles Paquette- Yes	John Rice – Yes	Robert Werge, Sr. - Yes

**The motion carried unanimously.**

Joseph Parodi returned at 7:52 PM.

- d. **Application 15-09:** Renewable Ventures, LLC., Applicant. Requesting a text amendment.

**Description:** Amend Article VI, Section 3 of the Zoning Regulations as shown on attachments.

- 1. G. Lee read an email addressed to M. Chinatti from the applicant requesting a public hearing on June 30, 2015 for both application 15-09 and 15-10.

2. **Charles Paquette moved and Robert Werge, Sr. seconded the motion to schedule the public hearings for applications 15-09 and 15-10 at a Special Meeting on June 30<sup>th</sup> at 7:00 PM.**

William Cacciapouti – Yes	Charlene Langlois- Yes	Greg Lee – Yes
John B. Lenky- Yes	Michael Krogul – Yes	Christopher Nelson- Yes
Joe Parodi- Yes	Charles Paquette- Yes	John Rice – Yes
Robert Werge, Sr. - Yes		

**The motion carried unanimously.**

- e. **Application 15-10:** 962 Riverside Thompson, LLC., Applicant. Requesting a text amendment.  
**Description:** Amend Article VIII, Section 3 of the Zoning Regulations as shown on attachment.

6. Applications received after agenda posted: None
7. Citizens' Comments
  - a. Don Pimental, 40 Starr Rd., asked if the Commission would be discussing the correspondence listed on the agenda under 'k' and 'm.'
8. Reports of Officers and Staff
  - a. Monthly Budget Review
    1. J. Rice stated that he has a meeting scheduled with the Finance Director for the following day to discuss various fund issues.
  - b. ZEO Report
  - c. Director of Planning and Development Report
9. Correspondence – (\*sent only via email)
  - a. Agenda: Planning and Zoning Commission, May 26, 2015.
  - b. Minutes: PZC Regular Meeting, April 27, 2015.  
 \*PZC Sub-Committee, May 18, 2015.
  - c. Monthly Budget Review
  - d. ZEO Report
  - e. Director of Planning and Development Report
  - f. \*Agenda and Minutes: Zoning Board of Appeals, May 11, 2015.
  - g. Received April 27, 2015: Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter.
  - h. Received April 27, 2015: Town of Douglas Planning Board Notice of Public Hearing.
  - i. Received May 12, 2015: Email from Steven Byrne sent to Mary Ann Chinatti regarding donation bins.
  - j. Received May 18, 2015: Letter from Don Pimental.
    1. Robert Werge, Sr. suggested that the Recording Secretary send copies of the PZC agenda to Mr. Pimental every month.
  - k. Flyer for 'Hot Topics in Land Use Law and Practice 2015.'
    1. M. Chinatti explained that this is an annual seminar at the Mark Twain museum in Hartford on June 12<sup>th</sup>, at a cost of \$45 to register.
  - l. Memo sent from Mary Ann Chinatti to Alvan Hill.
  - m. Information regarding use variances from Mary Ann Chinatti.
    1. M. Chinatti explained that the Zoning Board of Appeals members were confused as to the parameters of issuing a variance, and that she wrote a memo to explain that granting use variances is within ZBA's rights.

10. Signing of Mylars: None

11. Old Business

12. New Business

13. Commissioners' Comments

14. Review of ZBA Applications: None

15. Next meeting

- a. The next regular meeting will be held Monday, June 22, 2015, Merrill Seney Room, Town Hall, 7:00 PM.

17. Adjournment

a. **John Rice moved and Robert Werge, Sr. seconded the motion to adjourn.**

William Cacciapouti – Yes

Charlene Langlois- Yes

Greg Lee – Yes

John B. Lenky- Yes

Michael Krogul – Yes

Christopher Nelson- Yes

Joe Parodi- Yes

Charles Paquette- Yes

John Rice – Yes

Robert Werge, Sr. - Yes

**The motion carried unanimously.**

- a. Chairman Greg Lee adjourned the meeting at 8:06 PM.

Tina Fox  
Recording Secretary