



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, June 22, 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:

Randolph Blackmer, Jr.	William Cacciapouti	Charlene Langlois
Greg Lee	Christopher Nelson	Joe Parodi
Charles Paquette	John Rice	Daniel Touchette

Alternate William Cacciapouti was seated for Robert Werge, Sr., and alternate Charlene Langlois was seated for John B. Lenky

b. Absent: Robert Werge, Sr., Michael Krogul, John B. Lenky, and Peter Nedzweckas.

c. Staff Present:

MaryAnn Chinatti, Director of Planning and Development
Alvan Hill, ZEO
Tina Fox, Recording Secretary

2. Public Hearing

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.

1. Charlene Langlois recused herself because she is one of the applicants. Christopher Nelson recused himself because he is a friend of the applicant.
2. Norm Thibeault of Killingly Engineer Associates spoke on behalf of the applicants. He explained that the applicants were seeking a zone change for a 1.5 acre parcel of land on the west side of Riverside Dr., the location of a former textile mill across from the Knights of Columbus in North Grosvenordale, CT.
3. G. Lee asked if the applicant submitted the green cards/certified mailers on time. N. Thibeault explained that there were mailed out in accordance with regulations, but that they were brought to Town Hall one day later than regulations call for.
4. J. Rice stated that the ZEO is not in the office on Tuesdays, the day the green cards should have been submitted, and stated that the official ZEO should receive the green cards.
5. Charles Paquette stated that the issue is an insignificant flaw, and that the Commission used to have applicants submit their green cards at the meeting itself.
6. **Randolph Blackmer, Jr. moved and Bill Cacciapouti seconded the motion to move forward with application 15-06 and accept the green cards.**

Randolph Blackmer, Jr.- Yes William Cacciapouti- Yes Greg Lee- Yes
Joe Parodi- Yes Charles Paquette- Yes John Rice- Yes
Daniel Touchette- Yes

The motion carried unanimously.

MUNICIPAL BUILDING

815 RIVERSIDE DRIVE · NO. GROSVENORDALE, CONNECTICUT 06255
TELEPHONE (860) 923-9475 · FAX (860) 923-9897

7. N. Thibeault continued with his presentation, stating that the mill itself had been built in 1890 and operated as a mill, an industrial use, for about 100 years; the zoning regulations were adopted in 1975 and zoned the property as residential. He stated that the applicants are currently operating a dance studio on the south side of the building and are looking to do improvements on the other side to set up a small number of commercial spaces. He explained that if the Commission voted favorably, there would still be some contiguous zoning property because of property across the street zoned commercial. He also explained that this property being zoned commercial seems to be supported by the Town's Plan of Conservation and Development.
8. Charles Paquette stated that commercial use would be less intensive than the previous industrial use, and that more commercial use in Thompson on the route 12 corridor would be good for the Town.
9. **Charles Paquette moved and Randolph Blackmer, Jr. seconded the motion to close the public hearing for application 15-06.**
 Randolph Blackmer, Jr.- Yes William Cacciapouti- Yes Greg Lee- Yes
 Joe Parodi- Yes Charles Paquette- Yes John Rice- Yes
 Daniel Touchette- Yes
The motion carried unanimously.

3. Discuss Public Hearing and Possible Action

- a. G. Lee stated that he agrees with Mr. Paquette that this is the type of situation the Town is looking for.
- b. R. Blackmer, Jr. stated that having this property zoned commercial makes an ideal situation.
- c. **John Rice moved and Charles Paquette seconded the motion to approve the zone change from R-20 to C (commercial) for property at 1020 Riverside Drive, area of which is described as: Beginning at a point in the westerly line of said North High Street thirty (30) feet northerly from a State Highway bound at an angle in the westerly line of said North High Street, said State Highway bound being about three hundred eighty (380) feet northerly from the range of the northerly line of Main Street; thence running northerly, bounded easterly by said North High Street, four hundred (400) feet; thence turning a right angle and running westerly, bounded northerly by other land of David M. Thomas, one hundred sixty-five (165) feet; thence turning a right angle and running southerly, bounded westerly by other land of David M. Thomas, three hundred seventy-seven and 89/100 (377.89) feet; thence turning an interior angle of 97°38' and running easterly, bounded southerly by other land of David M. Thomas one hundred sixty-six and 47/100 (166.47) feet to the westerly line of said North High Street and point of beginning, and containing 64,176 square feet of land, the last course making an interior angle of 82°22' with the westerly line of said North High Street.**
 Randolph Blackmer, Jr.- Yes William Cacciapouti- Yes Greg Lee- Yes
 Joe Parodi- Yes Charles Paquette- Yes John Rice- Yes
 Daniel Touchette- Yes
The motion carried unanimously.

Christopher Nelson and Charlene Langlois re-entered the meeting at 7:26 PM.

4. Approve minutes
 - a. **Charles Paquette moved and John Rice seconded the motion to accept the minutes of the May 26, 2015 meeting with the following correction:**
 1. The date should be written as Tuesday, May 26, 2015.

Randolph Blackmer, Jr.- Abstain	William Cacciapouti- Yes	Charlene Langlois- Yes
Greg Lee- Yes	Christopher Nelson-Yes	Joe Parodi- Yes
Charles Paquette- Yes	John Rice- Yes	Daniel Touchette- Abstain

The motion carried.

5. Applications received
 - a. **Application 15-11:** Pyne Sand & Stone Co Inc, Applicant. Town of Thompson, Owner of Record. For property at Owen Adams Rd. Map 95/Block 27/Lot 17/Zone R-40. Requesting Site Plan Modification.
 1. **G. Lee explained that what the applicant is requesting is on a Town road, which is not part of the original site plan, so the Commission cannot accept the application.**
 2. **John Rice moved and Bill Cacciapouti seconded the motion to take no action on application 15-11 because it is not in the Planning and Zoning Commission's purview, and it is not listed on the site-plan approved by PZC.**

Randolph Blackmer, Jr.- Yes	William Cacciapouti- Yes	Charlene Langlois- Yes
Greg Lee- Yes	Christopher Nelson-Yes	Joe Parodi- Yes
Charles Paquette- Yes	John Rice- Yes	Daniel Touchette- Yes

The motion carried unanimously.

 - b. **Application 15-12:** Capital Development Partners, LLC, Applicant. Henry A. Deming Trust, Owner of Record. For property at 0 Riverside Dr. Map 63/Block 94A/Lot1B/Zone C. Special Permit request for construction of a new approximately 9,200 square foot Dollar General Retail building with 43 surface parking spaces, drive isles and associated utilities.
 1. **Charles Paquette moved and John Rice seconded the motion to set the public hearing for application 15-12 for July 27, 2015.**

Randolph Blackmer, Jr.- Yes	William Cacciapouti- Yes	Charlene Langlois- Yes
Greg Lee- Yes	Christopher Nelson-Yes	Joe Parodi- Yes
Charles Paquette- Yes	John Rice- Yes	Daniel Touchette- Yes

The motion carried unanimously.

 - c. **Application 15-13 (renewal of permit 2006-11):** Rampco Construction Co. Inc, Applicant. David Coman, Owner of Record. For property at 9 Hagstrom. Map 19/Block 85/Lot 6A/ Zone R-80. Requesting Gravel Permit Renewal.
 1. G. Lee stated that the Town Planner's comments on this application explained there was not enough documentation submitted to make an informed decision.
 2. J. Rice explained that the applicant is present, and that a previous meetings, the applicant would bring revised plans to the meeting itself.
 3. C. Paquette stated that he would like to know the applicants process.
 4. J. Parodi recused himself because the applicant serves on the Board of his employer.
 5. The applicant (Richard) explained that there has been nothing done on the site since 2011. He stated that phase 1 is about 90% complete, that there is a bond on file, and that the operation would likely stay in phase 1 through the rest of the year. He added that there is plenty of loam on site to reclaim.

6. **Charles Paquette moved and Daniel Touchette seconded the motion to renew the gravel mining permit for application 15-13 with the stipulations that: 1) the bond is in place; 2) before starting phase 2, the applicant reclaims property on phase 1; and 3) the ZEO is contacted and brought to the site to evaluate before starting phase 2.**

Randolph Blackmer, Jr.- Yes

William Cacciapouti- Yes

Charlene Langlois- Yes

Greg Lee- Yes

Christopher Nelson-Yes

Charles Paquette- Yes

John Rice- Yes

Daniel Touchette- Yes

The motion carried unanimously.

Joe Parodi re-entered the meeting at 7:39.

6. Applications received after agenda posted

- a. **Application 15-15:** Toudis, LLC, Applicant. TLC Group, LLC, Owner of Record. For property at 0 Riverside Dr. Map 63/Block 58/Lot 15A/Zone NC. Special Permit request for construction of a Dunkin Donuts restaurant with drive through and parking.

1. **Joseph Parodi moved and John Rice seconded the motion to set the public hearing for application 15-15 for July 27, 2015.**

Randolph Blackmer, Jr.- Yes

William Cacciapouti- Yes

Charlene Langlois- Yes

Greg Lee- Yes

Christopher Nelson-Yes

Joe Parodi- Yes

Charles Paquette- Yes

John Rice- Yes

Daniel Touchette- Yes

The motion carried unanimously.

- b. **Greg Lee moved and Joseph Parodi seconded the motion to add 'Frog Rock Subdivision Mylars' as item 10(b) on the agenda.**

Randolph Blackmer, Jr.- Yes

William Cacciapouti- Yes

Charlene Langlois- Yes

Greg Lee- Yes

Christopher Nelson-Yes

Joe Parodi- Yes

Charles Paquette- Abstain

John Rice- Yes

Daniel Touchette- Yes

The motion carried.

7. Citizens' Comments

- a. Don Pimental, 40 Starr Rd., asked about CGS 8-24 on the agenda. Mary Ann Chinatti explained that the application is not a public hearing discussion, but added that the properties in question are already owned by the Town, and the application will be cleaning up paperwork that should have been done years ago.
- b. Sharon Recore, 46 Townes Lane, explained that she wrote a letter to the First Selectman that was presented as correspondence at a Board of Selectmen meeting on June 2, 2015, and she was told that the letter would be sent to the Zoning Office. She stated that she noticed that the letter was not mentioned under correspondence on tonight's agenda, and asked if she should submit the letter to the Commission directly.
- c. Don Pimental, 40 Starr Rd., stated that when the First Selectman sends something to his home regarding zoning, it never gets sent to the Commission. He stated that the First Selectman stated that he is doing these things, but that it never gets forwarded to the proper Boards. He added that if the First Selectman sends something to D. Pimental's home about Starr Rd., then the First Selectman should be sending it to the Commission as well, and that there is a bunch of people that this is happening to.

8. Reports of Officers and Staff

a. Monthly Budget Review

1. J. Rice stated that the total bottom line budget still has a surplus of about \$6,000, but that the budget is over-spent in Professional Services because of the \$100 per meeting pay for the Recording Secretary for the sub-committee meetings, and the fee for the lawyer at the Starr Rd. Town Meeting.
2. G. Lee stated that the lawyer fee should not come out of the PZC budget because PZC did not ask for the lawyer to be present, and PZC was not told about the meeting.
3. J. Rice explained that public hearing signs have been ordered, that PZC recoups the money for the signs when the applicant purchases a sign, and that after the Town audit, PZC will be able to move funds within the budget to different line items.

b. ZEO Report

c. Director of Planning and Development Report

9. Correspondence – (*sent only via email)

a. Agenda: Planning and Zoning Commission, June 22, 2015.

b. Minutes: PZC Regular Meeting, May 26, 2015.

c. Monthly Budget Review

d. ZEO Report

e. *Director of Planning and Development Report

f. *Agenda and Minutes: Zoning Board of Appeals, June 8, 2015.

g. Received May 21, 2015: Town of Webster Planning Board Public Hearing Notice.

h. Sent May 28, 2015: Memo from Orla McKiernan-Rafferty regarding department budget for Fiscal Year 2015.

10. Signing of Mylars

a. Lavallee Subdivision

1. G. Lee asked A. Hill if everything was in order to be signed. A. Hill answered affirmatively.
2. J. Rice asked if the fee was paid and if the soil scientist give his signature, to which A. Hill answered affirmatively to both questions.
3. **John Rice moved and Joseph Parodi seconded the motion to authorize Chairman Greg Lee to sign the Mylars for the Lavallee subdivision (application 15-04).**

Randolph Blackmer, Jr.- Yes

William Cacciapouti- Yes

Charlene Langlois- Yes

Greg Lee- Yes

Christopher Nelson-Yes

Joe Parodi- Yes

Charles Paquette- Yes

John Rice- Yes

Daniel Touchette- Yes

The motion carried unanimously.

b. Frog Rock Re-Subdivision

1. J. Rice asked if everything was in order and the open-space payment received, to which A. Hill answered affirmatively.
2. **Randolph Blackmer, Jr. moved and Christopher Nelson seconded the motion to authorize Chairman Greg Lee to sign the Mylars for the Frog Rock subdivision (application 15-03(a)).**

Randolph Blackmer, Jr.- Yes

William Cacciapouti- Yes

Charlene Langlois- Yes

Greg Lee- Yes

Christopher Nelson-Yes

Joe Parodi- Yes

Charles Paquette- Abstain

John Rice- Yes

Daniel Touchette- Yes

The motion carried.

11. Old Business

12. New Business

a. CGS 8-24 Referral: Conservation easements on 5 Town-owned conservation properties.

1. J. Rice stated that he would like some clarifications from the Conservation Commission on the properties in order to see if any of the properties can be used for anything other than 'passive recreation.'
2. C. Paquette suggested tabling the discussion for the next meeting pending answers from the Conservation Commission.
3. **Charles Paquette moved and Daniel Touchette seconded the motion to table discussion for application 15-14 pending more information from Conservation.**

Randolph Blackmer, Jr.- Yes	William Cacciapouti- Yes	Charlene Langlois- Yes
Greg Lee- Yes	Christopher Nelson-Yes	Joe Parodi- Yes
Charles Paquette- Yes	John Rice- Yes	Daniel Touchette- Yes

The motion carried unanimously.

13. Commissioners' Comments

- a. J. Rice thanked Mary Ann Chinatti for noticing that the public hearing signs were running out, and stated that it is something the ZEO will have to start tracking.

14. Review of ZBA Applications: None

15. Next meeting

- a. The next regular meeting will be held Monday, July 27, 2015, Merrill Seney Room, Town Hall, 7:00 PM.
- b. G. Lee mentioned that PZC will have a Special Meeting on Tuesday, June 30, 2015 at 7:00 PM in the Merrill Seney Room, Town Hall.

17. Adjournment

a. **Charles Paquette moved and Daniel Touchette seconded the motion to adjourn.**

Randolph Blackmer, Jr.- Yes	William Cacciapouti- Yes	Charlene Langlois- Yes
Greg Lee- Yes	Christopher Nelson-Yes	Joe Parodi- Yes
Charles Paquette- Yes	John Rice- Yes	Daniel Touchette- Yes

The motion carried unanimously.

- b. Chairman Greg Lee adjourned the meeting at 7:58 PM.

Tina Fox
Recording Secretary