



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, September 29, 2015
Merrill Seney Room, Town Hall

p. 1 of 7

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

1. Roll call and seating of alternates

a. Present:

Randolph Blackmer, Jr.	Michael Krogul	Charlene Langlois
John B. Lenky	Christopher Nelson	Joseph Parodi
Charles Paquette	John Rice	Daniel Touchette
Robert Werge, Sr.		

Alternate Charlene Langlois was seated for Peter Nedzweckas and alternate Michael Krogul was seated for Greg Lee.

b. Absent: Greg Lee and Peter Nedzweckas.

c. Staff Present:

Alvan Hill, ZEO
Tina Fox, Recording Secretary

2. Public Hearing

a. **Application 15-16:** C-Tec Solar, LLC, Applicant. Ben Barrette, Owner of Record. For property at 0 Ballard Rd. Map 87/Block 53/Lot 9C/Zone I. Special Permit request for to install 8 acres solar farm on a 49 acre lot.

1. Alex Fox spoke on behalf of C-TEC Solar. He explained that the proposal is to install a 2.4 megawatt solar facility at the Ballard Rd. site. He stated that a six foot chain link fence would be erected around the site, and there would be driving access along the fence interior and exterior around the entire array. He explained that there is access off of Route 193 as well as Ballard Rd., and both entrances currently have locked gates. He stated that appropriate setbacks have been observed, and the project is pending Inland Wetlands approval. He added that the land is completely blocked from view from any neighboring land.
2. Audrey Corriveau, 170 Ballard Rd., stated that she is concerned that there will be trucks coming in and out of the entrances, and that she moved to the area because she felt it was 'country.' A. Fox explained that during the actual construction process, there will be trucks delivering the materials and panels that should take place over a few days. He stated that there is no substantial site work needed, no grading or bulldozers. He added that once the construction process is complete, there will be no on-going maintenance. A. Corriveau asked if any trees would be taken down. A. Fox answered that as the project is currently designed, the necessity for tree removal is minimal. He added that the site is not visible from Ballard Rd. or from behind the site, but could be slightly visible from Route 395.

- 3. J. Rice asked if it would be possible for the project to utilize the Route 193 entrance, to help alleviate A. Corriveau's concerns. A. Fox answered that they would most likely not use the Ballard Rd. entrance regardless.
- 4. Clarence Ballard stated that his family owned the property in question until it was sold to the current owner since 1845, and that he wanted to make sure they were aware that approximately one-third of the property is subject to heavy seasonal flooding. A. Fox answered that they are aware there are wetlands, and the project is pending Inland Wetlands approval.
- 5. **Charles Paquette moved and Daniel Touchette seconded the motion to close the public hearing.**

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

- 3. Discuss Public Hearing and Possible Action
 - a. **Charles Paquette moved and John Rice seconded the motion to approve application 15-16 pending Wetlands granting approval of their application.**

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

- 4. Approve minutes
 - a. **Charles Paquette moved and Michael Krogul seconded the motion to approve the August 24, 2015 minutes as written.**

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

- 5. Applications received
 - a. **Application 15-21:** Lavallee Construction, LLC, Owner of Record. For Property at 0 Kapitulik Rd. Map 39/Block 88/Lot 170/Zone RA-80. Subdivision application to create three residential building lots.
 - 1. Dennis Blanchette of J&D Engineering spoke on behalf of the applicant and explained that the subdivision does not have Wetlands approval yet, but there is no wetlands area on site. He explained that the subdivision is on Kapitulik Rd., right off of Route 141, and that it is a 7.2 acre parcel being subdivided into three lots. He stated that the site distance for all three driveways is adequate, NDDH approval was received for the wells and septic systems, and plans have been submitted to all required agencies with no adverse comments. He added that the applicant asked for underground utility and sidewalk waivers.
 - 2. J. Rice stated that he could understand waiving the sidewalk requirement, but that he would like to see underground utilities. R. Werge, Sr. stated that because the other houses in the area do not have underground utilities, the underground utility waiver should be granted.

3. John Rice moved and Charles Paquette seconded the motion to approve the sidewalk waiver for application 15-21.

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

4. Jason Lavallee explained that lot 3 is extremely rocky, and having underground utilities for that lot will be extremely difficult.

5. John Rice moved and Charles Paquette seconded the motion to approve the underground utility waiver for lot 3, and deny the underground utility waiver for lots 1 and 2 for application 15-21.

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- No		

The motion carried.

6. Charles Paquette moved and Robert Werge, Sr. seconded the motion to approve application 15-21 pending Wetlands approval.

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

b. **Application 15-22:** Thompson International Speedway, LLC, Applicant. Donald Hoenig, Irrevocable Trust; Donald R. Hoenig; Donald J. Hoenig II; Jonathan D. Hoenig, Owners of Record. For property at 205 E. Thompson Rd. Map 137/Block 20/Lot 5/Zone R-80. Requesting special permit to hold live music festival type events during summer of 2016.

1. Jonathan Hoenig explained that there would be multiple concerts with no more than 5,000 people, with the same traffic pattern and state police as other events at the Speedway. He stated that it would be no different than events now in terms of amount of people and noise. He explained that they are finalizing negotiations with a company that would like to see something in writing from the Town that says the concerts are allowed to be held, rather than interpreting the Town's regulations.

2. Charles Paquette moved and Daniel Touchette seconded the motion to approve application 15-22 to hold live music festivals during the summer of 2016.

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

c. **Application 15-23:** 962 Riverside Thompson, LLC, Applicant and Owner of Record. For property at 962 Riverside Dr. Map 167/Block 88/Lot 24/Zone R-80. Special permit requested for adaptive reuse and rehabilitation of an existing building to create twelve residential apartments and ground floor commercial/retail space.

1. **Charles Paquette moved and John Rice seconded the motion to schedule application 15-23 for public hearing number one at the next meeting.**

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

d. **Application 15-24:** Gabriel J. Mayotte, Applicant and Owner of Record. For property at 56 Linehouse Rd. Map 38/Block 718/Lot 4/Zone RA-80. Requesting Home Occupation for a home office used for book keeping, and keeping a small dump truck on property.

1. A. Hill explained that he had visited the site, and the office would be 18 square feet. The truck would be parked behind his home and would be for a tree service.

2. **Charles Paquette moved and Daniel Touchette seconded the motion to approve application 15-24.**

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

e. **Application 15-25:** Scott Bennett, Applicant and Owner of Record. For property at 28 Richard Bennett Lane. Map 137/Block 7/Lot 5-1/Zone R-40. Requesting Home Occupation for home office for sole proprietorship business

1. A. Hill stated that he had not visited the site yet, and that he had hoped the applicant would be in attendance at the meeting because he had some questions for the applicant regarding whether or not there would be employees present.

2. **Charles Paquette moved and John Rice seconded the motion to add application 15-25 to next month's agenda to have the ZEO try to make contact with Mr. Bennett.**

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

6. Applications received after agenda posted: None

7. Citizens' Comments

a. Don Pimental, 40 Starr Rd., stated that he had an agreement with PZC a few months back whereby if anything was going to happen on Starr Rd., it would come through PZC first. On Monday, an application to extend the road by graveling it was submitted at Town Hall, but he has Mylars that say 'end of Town road.' J. Rice explained that applications for a driveway permit are strictly in the hands of the First Selectman and Highway Foreman, and that nothing has come before PZC. D. Pimental stated that there is a check in Town Hall that was received. J. Rice explained that for a house to be built there, the applicant would have to come back to PZC for a re-subdivision. D. Pimental stated that there is a 'thing' to put a bridge in there right now, that 'he' made a request to extend the road, and that they are going around PZC. R. Blackmer, Jr. stated that he will speak to the First Selectman about this by Wednesday night. D. Pimental stated that at the BOS meeting, the Board said they wouldn't take action on the subject, then 'they' were on Starr Rd. surveying the road.

8. Reports of Officers and Staff

- a. ZEO Report
- b. Director of Planning and Development Report
- c. Budget Report
 - 1. J. Rice explained that an unexpected bill from NECCOG from June of 2013 was received for \$1,200 which was not budgeted for, and that he can go to the Board of Finance and ask for the money.
 - 2. **Charles Paquette moved and Robert Werge, Sr. seconded the motion to approve John Rice going with Paul Lenky to the Board of Finance to get the money.**

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

9. Correspondence – (*sent only via email)

- a. Agenda: Planning and Zoning Commission, September 28, 2015.
- b. Minutes: PZC Regular Meeting, August 24, 2015
- c. ZEO Report
- d. Director of Planning and Development Report
- e. Budget Report
- f. *Agenda and Minutes: Zoning Board of Appeals, September 14, 2015.
- g. Invoice No. 3096, dated 06/30/13 for Vanghel 12 Unit Condominium Project approved 06/24/13.
- h. *Received August 27, 2015: Town of Douglas Planning Board Notice of Public Hearing.
- i. Received September 3, 2015: Thompson Inland Wetlands Commission Approval of Permit Extension
- j. Received September 3, 2015: Letter from Mary Ann Chinatti sent to Jonathan Whipple Re: PZC SUB 2007-04.
- k. Received September 3, 2015: Letter from Mary Ann Chinatti sent to Marianapolis Preparatory School, Inc. Re: PZC SUB 2005-02,
- l. Received September 3, 2015: Thompson Inland Wetlands Commission Approval of Permit Extension.
- m. Received September 8, 2015: Letter from Janet Blanchette to Greg Lee regarding presentation at the September 28, 2015 PZC meeting.
- n. *Received September 14, 2015: Town of Webster Planning Board Public Hearing Notice.

10. Signing of Mylars

- a. 1020 Riverside Dr. – Dance Studio
 - 1. **John Rice moved and Joseph Parodi seconded the motion to approve signing the Mylars for 1020 Riverside Dr.**

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Abstain
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried.

b. 0 Riverside Dr. – Dollar General

1. J. Rice stated that there is a signature block on the first sheet, but not the subsequent sheets. He explained that the Mylars still say the building will be tan, with a note that says PZC requested reddish brick. J. Rice added that PZC requested that no advertisements be placed on the windows, which was not included in the Mylars.

2. Charles Paquette moved and John B. Lenky seconded the motion to not sign the Mylars for 0 Riverside Dr./Dollar General.

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

c. 693 Riverside Dr. – Dunkin Donuts

1. J. Rice explained that he was concerned with the removal of the water meter pit, and wanted to make sure the project received approval from TWPCA. C. Paquette suggested that A. Hill look into that for the next meeting. J. Rice also mentioned that two of their sheets are labeled as '5.' He also stated that page 7 of construction notes states that prior to starting construction, they would notify the Director of Planning and Development, and he would like to see the ZEO included in those conferences.

2. Charles Paquette moved and Christopher Nelson seconded the motion to not sign the Mylars for 693 Riverside Dr./Dunkin Donuts.

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

11. Old Business: None

12. New Business

a. Janet Blanchette, J&D Civil Engineers, LLC – Informational Presentation re Photovoltaic System for School and Town Hall

1. Janet Blanchette of J&D Civil Engineering spoke on behalf of the applicant. She stated that Mary Ann Chinatti suggested that the applicant come before PZC on an informal basis to discuss the proposed project. She explained that the project received a use variance from ZBA and does not actually require PZC approval, and explained that the site is behind Town Hall and adjacent to the baseball field at the school.

2. Noel Lafayette of SHR Energy explained that the solar farm would be designed to power Town Hall and the school complex. He stated that the Town's current rate is 15.9 cents, which is expected to increase when the contract is up in October, and the negotiated rate with this project is 13 cents. He explained that a federal tax credit that helps to subsidize these types of projects will be dropped in December of 2016, so the project has to be up and running by then. He explained that he had promised to purchase the school new switch gear, but upon inspection, separate engineers agreed it would be better to update the switch gear, which will cost about \$20,000 and will be free to the Town. He mentioned that there will be a 7 ft. high chain link fence with green privacy slats around the site, and cypress trees will be planted for added screening. He added that a contract with the Town will stipulate that the solar project must provide at least 80% of the power to Town Hall and the school, and if it doesn't, the Town will be reimbursed the difference.

13. Commissioners' Comments: None

14. Review of ZBA Applications: None

15. Next meeting

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

17. Adjournment

a. **Charles Paquette moved and Christopher Nelson seconded the motion to adjourn.**

Randolph Blackmer, Jr.- Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
Charles Paquette	John Rice- Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

b. Vice-Chairman Randolph Blackmer, Jr. adjourned the meeting at 8:20 PM.

Tina Fox
Recording Secretary