



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

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

p. 1 of 7

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

1. Roll call and seating of alternates

a. Present:

Randolph Blackmer, Jr.	Bill Cacciapouti	Melissa Desrochers
Charlene Langlois	Greg Lee	John B. Lenky
Chris Nelson	Charles Paquette	John Rice
Robert Werge, Sr.		

Alternate Bill Cacciapouti was seated for Peter Nedzweckas and alternate Charlene Langlois was seated for Joe Parodi.

b. Absent: Peter Nedzweckas and Joe Parodi.

c. Staff Present:

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

2. Election of Officers

a. **Robert Werge, Sr. moved and Bill Cacciapouti seconded the motion to nominate present officers Greg Lee as Chair, Randolph Blackmer, Jr. as Vice-Chair, and John Rice as Secretary.**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

b. **John Rice moved and Robert Werge, Sr. seconded the motion to close nominations.**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

3. Public Hearing

a. **Application 15-27:** Jared Meehan, Applicant and Owner of Record. For property at 0 Hill Rd. Map 128/Block 14/Lot 2/Zone R-40. Subdivision application for 4 proposed lots and 16.9 total acres.

1. A. Hill stated that the notifications for abutters came in late and there was no sign posted at the site for the public hearing.

MUNICIPAL BUILDING

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

2. Greg Glaude, Killingly Engineer Associates, representing the applicant, stated that the regulations do not require a public hearing sign be posted for subdivisions, and that the notifications to abutters were submitted on time.
3. **Randolph Blackmer, Jr. moved and Bill Cacciapouti seconded the motion to move forward with application 15-27.**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- No	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried.

4. G. Glaude explained that the original parcel size was 83 acres, and Mr. Meehan is using 66 acres to build his personal home on. He stated that there will be 3 frontage lots, with the rear lot given to Mr. Meehan's father. Although there is a portion of the lot in Putnam, all proposed development is in Thompson. He stated that he received comments from the Town Planner and addressed them. The applicant is asking for a sidewalk waiver.
5. G. Glaude asked about a fee-in-lieu-of open space. There was an agreement to use Platt for the appraisal. There was also discussion about notifying Conservation of the project.
6. **Charles Paquette moved and John Rice seconded the motion to continue the public hearing for application 15-27 to next month to have the applicant straighten out the appraisal and fee-in-lieu-of open space, and notify Conservation of the proposed development.**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

- b. **Application 15-29:** TWPCA, Applicant. Town of Thompson, Owner of Record. For property at 40 Riverside Dr. Map 69/Block 55/Lot 2/Zone RA-80. Special Permit application for construction of a chemical storage and feed system and related improvements required to meet new effluent phosphorous limits.
 1. G. Lee stated that abutters were not notified of the public hearing, and no sign was posted.
 2. **Charles Paquette moved and Randolph Blackmer, Jr. seconded the motion to postpone the opening of the public hearing for application 15-29 until next month**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

4. Discuss Public Hearing and Possible Action: None

5. Approve minutes

- a. **John Rice moved and Randolph Blackmer, Jr. seconded the motion to accept the October 26, 2015 minutes as mailed.**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Abstain	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Abstain	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried.

6. Applications received

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

1. A. Hill explained that he has had no communication from the applicant in several months.

2. **Charles Paquette moved and John Rice seconded the motion to deny application 15-25.**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

- b. **Application 15-30:** Patricia A. Ferguson, Applicant and Owner of Record. For property at 62 Wilsonville Rd. Map 77/Block 63/Lot 8/Zone R-40. Requesting Home Occupation for online sales of quilting supplies and machine quilting customer quilts.

1. A. Hill stated that he visited the site and it meets the regulations' criteria.

2. **Robert Werge, Sr. moved and John Rice seconded the motion to approve application 15-30.**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

- c. **Application 15-31:** Dave and Darlene Fohlin, Applicants and Owners of Record. For property at 26 Wakefield Pond Rd. Map 158/Block 9/Lot 2-B/Zone R-80. Requesting Home Occupation.

1. A. Hill stated that the application meets square footage requirements, and there will be no employees.

2. **Charles Paquette moved and Robert Werge, Sr. seconded the motion approve application 15-31.**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

- d. **Application 15-32:** River Junction Estates, LLC., Applicant and Owner of Record. For property at 0 New Road. Map 154/Block 3/Lot 2-L/Zone RA-80. Requesting gravel mining permit renewal.
 - 1. Bob Messier spoke on behalf of the applicant. He indicated on a site plan what work has been removed, reclaimed, and what they are looking to do going forward in 2016.
 - 2. G. Lee asked about the bond and what it covers. A. Hill and M. A. Chinatti explained that the applicant did post a book, but the Town cannot find the physical book.
 - 3. **Charles Paquette moved and Robert Werge, Sr. seconded the motion to have Mr. Lee sign the permit renewal for application 15-32 once they straighten out the situation with the bond with Mr. Hill.**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Abstain	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried.

- 7. Applications received after agenda posted
 - a. **Application 15-33:** Toudis, LLC., Applicant and Owner of Record. For property at 0 Riverside Dr. Map 63/Block 58/Lot 15A/Zone NC. Requesting Site Plan Modification.
 - 1. David Held of Provost and Rovero spoke on behalf of the applicant. He explained that the application is to re-locate 3 employee parking spaces. In addition, when the original application was approved, there was a requirement to have 4 to 6 ft. of brick veneer on the front of the building, and the applicant is requesting that the requirement be reduced to 32-48 inches.
 - 2. **Charles Paquette moved and Christopher Nelson seconded the motion to approve application 15-33 with the modified parking layout and brick veneer between 32-48 inches.**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

- b. **Application 15-34: Withdrawn.**
- c. **Application 15-35:** Meehan Builders, Applicant. For property at 0 Thompson Rd., re: Sub #2004-08. Requesting sub-division extension.
 - 1. Harry Heller spoke on behalf of the applicant. He explained that the encroachment permit originally granted by the DOT had to be renewed, and they are still waiting on it. J. Rice asked about drainage calculations. H. Heller stated that post-development drainage under 193 is actually less than pre-development drainage. A. Hill stated that he and Leo Adams met with Mr. Meehan the day before, and they both walked away satisfied with the project.

2. John Rice moved and Randolph Blackmer, Jr. seconded the motion to extend the subdivision request for application 15-35 to December 20, 2016.

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

d. **Application 15-36:** Rawson Materials, Applicant. O&G Industries, Owner of Record. For property at 0 New Road. Map 154/Block 3/Lots 1-8/Zone RA-80. Requesting gravel mining permit renewal.

1. Bob Messier spoke on behalf of the applicant. He indicated on a site plan what work has been removed, reclaimed, and what they are looking to do going forward in 2016. He stated that they have removed about 25,000 yards, and will probably do the same in the coming year.
2. G. Lee stated that he would like the ZEO to make sure the original phases discussed match-up with the map that the applicant presented, and stated that the annual report on gravel permits should come in with the application.

3. Charles Paquette moved and John Rice seconded the motion to approve application 15-36 based on Mr. Rawson getting together with Mr. Hill and straightening out the bond situation.

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Abstain	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried.

8. Citizens' Comments

a. David Duquette, 522 Thompson Rd., stated that there is a drainage issue on Rte. 193, that there is a lot of water there, and sometimes he cannot step off his deck because the water is so high. He stated that the piping on that property (referring to application 15-35) is buried now and has been open for 8 years. He asked how it can just be buried and not be re-done. He stated that there is a house across the street from him that "doesn't meet anything" and asked how a house like that gets built. He stated that Wetlands told him that there would never be a house there, and to build a garage on his own property was taking a lot of time and work to get the proper permits, but the house across the street had a company come in and they were living in the house before he had a permit for his garage. He said he doesn't understand how a developer comes in and is given all of these rights, and his property value went down by "dropping all this water on it." A. Hill briefly addressed some of D. Duquette's concerns. Various PZC members suggested that D. Duquette follow-up his concerns with A. Hill.

9. Reports of Officers and Staff

- a. ZEO Report
- b. Director of Planning and Development Report
- c. Budget Report

- 10. Correspondence – (*sent only via email)
 - a. Agenda: Planning and Zoning Commission, November 23, 2015.
 - b. Minutes: PZC Regular Meeting, September 26, 2015
 - c. ZEO Report
 - d. Budget Report
 - e. *Agenda and Minutes: Zoning Board of Appeals, November 9, 2015.

11. Signing of Mylars

- a. 0 Kapitulik Rd.

- 1. **Charles Paquette moved and Bill Cacciapouti seconded the motion to add as agenda item 11(b) "Signing of Dunkin Donuts Mylars."**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

- 2. **Charles Paquette moved and John Rice seconded the motion to sign both Mylars.**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

- b. 693 Riverside Dr. – Dunkin Donuts

12. Old Business: None

13. New Business

- a. Discuss/Approve 2016 Proposed Meeting Schedule

- 1. **Charles Paquette moved and John Rice seconded the motion to approve the 2016 Meeting Schedule.**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

14. Commissioners' Comments

15. Review of ZBA Applications: None

16. Next meeting

- a. The next meeting will be held Monday, December 21, 2015, Merrill Seney Room, Town Hall, 7:00 PM.

17. Adjournment

a. **John B. Lenky moved and Charles Paquette seconded the motion to adjourn.**

Randolph Blackmer, Jr.-Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Charlene Langlois-Yes	Greg Lee- Yes	John B. Lenky-Yes
Chris Nelson-Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

b. Chairman Greg Lee adjourned the meeting at 8:26 PM.

Tina Fox
Recording Secretary