



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, May 23, 2016
Merrill Seney Room, Town Hall

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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.
John B. Lenky
John Rice

Michael Krogul
Chris Nelson
Robert Werge, Sr.

Charlene Langlois
Joseph Parodi

Alternate Michael Krogul was seated for Charles Paquette. Alternate Charlene Langlois was seated for Greg Lee.

b. Absent: Bill Cacciapouti, Missy Desrochers, Greg Lee, Peter Nedzweckas, and Charles Paquette.

c. Staff Present:

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

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: None

4. Approve minutes

a. **John B. Lenky moved and John Rice seconded the motion to accept the minutes of the April 27, 2016 meeting as written. The motion carried.**

5. Applications received

a. **Application 16-03:** 650 Associates, LLC, Applicant and Owner of Record. For property at Elizabeth Circle. Map 63/Block 58/ Lot 15L, 15M, 15P-15Z/Zone R40. Application for gravel renewal permit.

1. Ernest Cotnoir, 163 Providence St., Putnam, spoke on behalf of 650 Associates, LLC. He gave a synopsis of the history of this application/project, explaining that the original application combined a gravel permit and subdivision, but this application is just for the gravel permit renewal. The original application was approved May 31, 2006 and the stipulated judgment stated that the gravel permit would be valid for ten years. Very little excavation was done due to economic reasons and concern regarding a water main or pipe that turned out not to be an issue. 27,000 cubic yards were removed in 2007, which is indicated in the plan submitted at the prior meeting, and the proposal is to remove up to 200,000 cubic yards in the coming year. Phase 1 was the 27,000 cubic yards and is complete, and phases 2 and 3 would run concurrently. He stated the Ms. Chinatti raised a legal issue early enough that he could address it.

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The concern is that because the subdivision and gravel permit application were so interwoven, and the subdivision permit has expired, the gravel permit has essentially expired. E. Cotnoir stated that the stipulated judgment makes it clear that they were not one application. Page 3 of the judgment refers to two applications. PZC minutes from 2006 mention voting on two separate applications and had two separate public hearings with two separate motions and votes. The stipulated judgment has a list of requirements specific to the gravel permit, and refers to separate timing for the subdivision and gravel permit. Submitting a new application would cause time delays and may cause the applicant to lose the particular contract that they are pursuing.

2. J. Rice disagreed that the two applications could be treated separately, referencing a paragraph from the stipulated judgment, and minutes that approved both applications together with the stipulated judgment. R. Blackmer, Jr. agreed.
3. J. Rice suggested that the applicant submit a new application, and he would be in favor of waving the fees for that application that were previously paid. He suggested holding a special meeting to accept the application to avoid delays to the applicant.

4. **John Rice moved and Joseph Parodi seconded the motion to deny the renewal for application 16-03.**

Randolph Blackmer, Jr.-Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky-Yes	Chris Nelson-Yes	Joseph Parodi-Yes
John Rice-Yes	Robert Werge, Sr.-Yes	

The motion carried unanimously.

5. **Joseph Parodi moved and John B. Lenky seconded the motion to schedule a Special Meeting for Tuesday, May 31st at 7:00 PM. The motion carried.**

b. **Application 16-08:** Gregory Mountford, Applicant and Owner of Record. For property at 0 Beattie Ave. Map 174/Block 58/Lot 57-64/Zone R-20. Application for re-subdivision.

1. Daniel Blanchette with J&D Civil Engineers stated that this application does not qualify as a re-subdivision. Eight non-conforming lots are being turned into two conforming lots, and the language in the State guidelines is clear that if you are creating fewer lots, there is no re-subdivision. The current subdivision was created before the subdivision regulations were in effect.
2. M. A. Chinatti stated that he is correct that this application does not meet the definition of a re-subdivision. A. Hill stated that he initiated this application, and referred to the regulations as to why he believed it was a re-subdivision. M. A. Chinatti read from the regulations, and A. Hill then agreed that this is not a re-subdivision.

3. **Joseph Parodi moved and John Rice seconded the motion to deny the application because it does not meet the current regulations for a re-subdivision.**

Randolph Blackmer, Jr.-Yes	Michael Krogul-Yes	Charlene Langlois-Yes
John B. Lenky-Yes	Chris Nelson-Yes	Joseph Parodi-Yes
John Rice-Yes	Robert Werge, Sr.-Yes	

The motion carried unanimously.

6. Applications received after agenda posted
 - a. **Application 16-09:** Todd Pihl, Applicant. Mary V. Larose, Owner of Record. For property at Lowell Davis Rd. Map 99/Block 29/Lot 26G/Zone R-80. Application for subdivision.
 1. **John Rice moved and John B. Lenky seconded the motion for Mary V. Larose request for subdivision application 16-09 be added to the agenda. The motion carried.**
 2. Daniel Blanchette of J&D Civil Engineers asked permission to discuss the application today rather than the Commission just accepting the application, with the goal that next month, if the application is approved, the Mylars could potentially be approved as well.
 3. Robert Werge, Sr. recused himself as an abutter to the property.
 4. D. Blanchette stated that the application is for a 52 acre parcel with one existing house and septic to be subdivided into two lots. He explained that the property had been subdivided several times before subdivision regulations went into effect. The existing house would be on one 4.5 acre lot, and the second lot would be 47 acres. There are wetlands on the site but they are well past the proposed work area, so they anticipate Inland Wetlands Commission approval in June. He asked for a sidewalk waiver and a waiver of the public hearing, as public hearings are only required for subdivisions over four lots.
 5. **Joseph Parodi moved and Chris Nelson seconded the motion to accept the sidewalk waiver for application 16-09. The motion carried.** (Robert Werge, Sr. did not vote as he had recused himself earlier.)
 6. **Joseph Parodi moved and John B. Lenky seconded the motion to table the decision on application 16-09 until the next regular meeting. The motion carried.** (Robert Werge, Sr. did not vote as he had recused himself earlier.)
7. Citizens' Comments: None
8. Reports of Officers and Staff
 - a. ZEO Report
 - b. Budget Report
 1. J. Rice stated that there are funds available in the Recording Secretary salary line, and he suggested using the funds so that the Recording Secretary can start editing the proposed change to the Zoning Regulations. There are also funds available in the ZEO salary line, which he suggested to use to have the ZEO work a couple of extra hours to develop a tracking system for gravel permits and other items such as fee-in-lieu of open space, open space itself, and bonding.
 - c. Director of Planning and Development Report
9. Correspondence – (*sent only via email)
 - a. Agenda: Planning and Zoning Commission, May 23, 2016.
 - b. Minutes: PZC Regular Meeting, April 27, 2016
 - c. ZEO Report
 - d. Budget Report
 - e. *Agenda and Minutes: Zoning Board of Appeals, May 9, 2016.
 - f. Letter dated May 10, 2016 from Mary Ann Chinatti to Alvan Hill Re: ZEO Complaints.
 - g. Letter dated May 27, 2015 from Sharon Recore to Paul A. Lenky, received during the April 27, 2016 PZC Meeting.
 - h. *Received April 28, 2016: Town of Dudley Planning Board Public Hearing Notification.

10. Signing of Mylars

- a. **John Rice moved and Robert Werge, Sr. seconded the motion to add Meehan subdivision authorizing the Chairman to sign the Mylars to the agenda. The motion carried.**
- b. **John Rice moved and Joseph Parodi seconded the motion to have the Vice-Chair sign the Mylars for the Meehan subdivision. The motion carried.**

11. Old Business: None

12. New Business: None

13. Commissioners' Comments

- a. J. Rice stated that at the previous meeting, a resident made a comment that J. Rice indicated that if the Commission receives a site plan signed by an engineer, that the plans are taken as gospel. He clarified that he is not a civil engineer to question other engineers, and when someone signs the plan, they are putting their license on the line. The Commission has to accept what a civil engineer puts his stamp on.
- b. Chris Nelson stated that he will have the Commission's Town email accounts set up by next month.

14. Review of ZBA Applications: None

15. Next meeting

- a. The next meeting will be a Special Meeting held Tuesday, May 31, 2016, Merrill Seney Room, Town Hall, 7:00 PM. Regular meeting Monday, June 27, 2016, Merrill Seney Room, Town Hall, 7:00 PM.

16. Adjournment

- a. **John B. Lenky moved and Michael Krogul seconded the motion to adjourn. The motion carried.**
- b. Vice Chairman Randolph Blackmer, Jr. adjourned the meeting at 7:58 PM.

Tina Fox
Recording Secretary