



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, June 27, 2016
Merrill Seney Room, Town Hall

p. 1 of 6

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

1. Roll call and seating of alternates

a. Present:

Randolph Blackmer, Jr.

Melissa Desrochers

Michael Krogul

Charlene Langlois

Greg Lee

John B. Lenky

Joseph Parodi

John Rice

Robert Werge, Sr.

Alternate Michael Krogul was seated for Peter Nedzweckas. Alternate Charlene Langlois was seated for Charlie Paquette.

b. Absent: Bill Cacciapouti, Peter Nedzweckas, Christopher Nelson, and Charles Paquette.

c. Staff Present:

Tina Fox, Recording Secretary

Mary Ann Chinatti, Director of Planning and Development

Alvan Hill, ZEO

2. Public Hearing

a. **Application 16-10:** 650 Associates, LLC, Applicant and Owner of Record. For property at North side of Riverside Drive. Assessor's Map 62/Block 58/Lot 15L, 15M, 15P – 15Z/Zone R-40. Special Permit application to conduct a gravel mining operation on the property.

1. Ernest Cotnoir, 163 Providence St., Putnam spoke on behalf of the applicant. He explained that the site has a previously approved subdivision and gravel mining operation in 2006, which resulted in a stipulated judgment allowing the gravel mining operation to renew automatically. The subdivision expired, and the Commission felt that instead of renewing the original gravel mining permit, a new application should proceed. The plan provided in essentially identical to the one provided in 2006. The plan is to remove 200,000 yards in the first year, which probably won't be reached. There will be no crushing, blasting, or grading on site. The Zoning Regulations require a 1,000 foot buffer between any processing operations and residential property. The screening is set up roughly 700 feet away, but it can be relocated; they do not know if it will reach 1,000 feet, but they will push it back as far as possible. Truck access would be directly to route 12, with a maximum 50 trucks per day, and on average only 25 trucks per day. A \$31,200 bond will be secured. Phase 1 was completed before the stipulated judgment was approved, and has probably not been reclaimed.

2. Donna Barrette, 201 Buckley Hill Rd., asked how long the project will take. J. Rice explained that the special permit would be good for one year, then has to be renewed. D. Barrette was concerned about the water and wetlands, and asked if the water would run differently. E. Cotnoir answered that all water criteria was dealt with in the proposed site plan, and if there is a problem in the future, the Commission would step in and add additional requirements. J. Rice added that the Inland Wetlands Commission has control over wetlands issues.
3. Larry LaFortune, 18 Whittemore Ave., asked where the truck traffic would be going. G. Lee answered that there is access to route 12 next to the post office.
4. Jim Cutler, 699 Riverside Dr., stated that his backyard has been flooding for 3 or 4 years because of the last work that was done at this site. He said there were never problems until construction started at the site. E. Cotnoir answered that PZC has ongoing jurisdiction if there is a problem, and that he believes the flooding will get better once the project begins again.
5. Ronald Brissette, 30 Whittemore Ave., stated that the water in the previous person's backyard has nothing to do with construction; that person's property has a brook, previous owners filled it in, and that the property actually sits on wetlands. He stated that he is the closest house to the site. There are constantly 4-wheelers and motorcycles going up there and causing more dust, and the mining process couldn't give more dust than he already sees. The application should be approved. Property values will go up.
6. John Fitzgerald, 193 Buckley Hill Rd., asked if a large pit will be left behind. G. Lee answered that either the applicant will apply to build houses, or they will have to reclaim the property to its natural state. J. Fitzgerald asked about ground water and what would happen if their wells fail. E. Cotnoir explained that the Zoning Regulations do not allow excavation to ground water, so there will be no impact on wells.
7. D. Barrette asked if there would be no blasting, to which E. Cotnoir replied affirmatively.
8. Rich Army, 15 Whittemore Ave., asked what the hours of operation would be. A. Hill answered 7:00 am to 5:00 pm Monday – Friday and 7:00 am to Noon Saturday is permitted.
9. L. LaFortune asked what the time frame is between the project starting and it being finished. G. Lee speculated that if they stayed on schedule, the gravel mining would be done within two years, and reminded residents again that the application has to be renewed in one year. R. Blackmer, Jr. stated that if the applicant does not reclaim the property, the Town uses the approximately \$30,000 bond to reclaim the site.
10. R. Brissette stated that the reason for the mining operation in the first place is so they can level the grade for the road, and that most of the excavating will be a half mile away from residents.
11. Ronald Morin, 661 Riverside Dr., asked about potential hazards with the increase in traffic, especially given there is a new Dunkin Donuts and Dollar General in the vicinity. R. Blackmer, Jr. stated that the maximum amount of trucks is 5 per hour and will hardly be noticed on route 12.
12. Al Dibonaventura, 1 Whittemore Ave., asked about dust control and screening. G. Lee stated that the screening will be approximately 1,000 feet from the nearest home. A. Dibonaventura asked if there is an issue, can he bring that up with PZC.

- 13. J. Fitzgerald asked about debris in the road. J. Rice answered that anti-tracking pads will be used to take material off the tires before they get to a public road. J. Fitzgerald asked what type of machinery does the digging. R. Blackmer, Jr. answered that they will probably have excavators on site.
- 14. D. Barrette asked who the company is that would do the excavating. G. Lee stated that 650 Associates owns the property and can hire anyone they want to do the work.
- 15. **Robert Werge, Sr. moved and John B. Lenky seconded the motion to close the public hearing for application 16-10**

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|-----------------------------|-------------------------|------------------------|
| Randolph Blackmer, Jr.- Yes | Melissa Desrochers- Yes | Michael Krogul- Yes |
| Charlene Langlois-Yes | Greg Lee- Yes | John B. Lenky- Yes |
| Joseph Parodi- Yes | John Rice- Yes | Robert Werge, Sr.- Yes |

The motion carried unanimously.

- 3. Discuss Public Hearing and Possible Action
 - a. G. Lee asked the ZEO if a bond is in place, and stated that the applicant will need to establish a bond.
 - b. **Randolph Blackmer, Jr. moved and Joe Parodi seconded the motion to approve application 16-10 with the following conditions:**
 - a. **Update the site plan;**
 - b. **Move the screening plant as far away as possible;**
 - c. **Double check on reclamation on phase 1;**
 - d. **If phase 1 has not been reclaimed, post a bond at \$6,000 per acre for that phase;**
 - e. **Make sure there are test wells and indicate those on the site plan.**

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| Randolph Blackmer, Jr.- Yes | Melissa Desrochers- Yes | Michael Krogul- Yes |
| Charlene Langlois-Yes | Greg Lee- Yes | John B. Lenky- Yes |
| Joseph Parodi- Yes | John Rice- Yes | Robert Werge, Sr.- Yes |

The motion carried unanimously.
 - c. G. Lee stated that with all of the added stipulations and the Town overseeing it, this can be a good project.

- 4. Approve minutes
 - a. **John B. Lenky moved and John Rice seconded the motion to accept the minutes of the May 23, 2016 regular meeting as written.**

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| Randolph Blackmer, Jr.- Yes | Melissa Desrochers- Abstain | Michael Krogul- Yes |
| Charlene Langlois-Yes | Greg Lee- Abstain | John B. Lenky- Yes |
| Joseph Parodi- Yes | John Rice- Yes | Robert Werge, Sr.- Yes |

The motion carried.
 - b. **Joseph Parodi moved and John Rice seconded the motion to accept the minutes of May 31, 2016 special meeting as written.**

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| Randolph Blackmer, Jr.- Yes | Melissa Desrochers- Yes | Michael Krogul- Yes |
| Charlene Langlois-Yes | Greg Lee- Abstain | John B. Lenky- Yes |
| Joseph Parodi- Yes | John Rice- Yes | Robert Werge, Sr.- Abstain |

The motion carried.

5. Applications received

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. Janet Blanchette, 401 Ravenelle Rd., spoke on behalf of the applicant. She gave a brief explanation of the two lots proposed, and explained that the application has received all necessary approvals from Inland Wetlands Commission, Highway Department, Fire Marshal, and staff. She asked that if the application is approved, the Mylars be signed tonight.
2. M. Chinatti asked about a Zoning Regulation requiring monuments to be erected to indicate the front line. J. Blanchette explained that there is an existing historic stone wall, and installing monuments would require the stone wall to be at least partially taken down, so they would like to use less destructive pins.
3. **John Rice moved and Randolph Blackmer, Jr. seconded the motion to waive the requirement for concrete monuments for application 16-09.**

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| Randolph Blackmer, Jr.- Yes | Melissa Desrochers- Yes | Michael Krogul- Yes |
| Charlene Langlois-Yes | Greg Lee- Abstain | John B. Lenky- Yes |
| Joseph Parodi- Yes | John Rice- Yes | Robert Werge, Sr.- Yes |

The motion carried unanimously.

4. **Joseph Parodi moved and John B. Lenky seconded the motion to approve application 16-09.**

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|-----------------------------|-------------------------|----------------------------|
| Randolph Blackmer, Jr.- Yes | Melissa Desrochers- Yes | Michael Krogul- Yes |
| Charlene Langlois-Yes | Greg Lee- Yes | John B. Lenky- Yes |
| Joseph Parodi- Yes | John Rice- Yes | Robert Werge, Sr.- Abstain |

The motion carried.

5. **John Rice moved and Randolph Blackmer, Jr. seconded the motion to add to the agenda as item 10(a): Signing of Mylars for application 16-09.**

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| Randolph Blackmer, Jr.- Yes | Melissa Desrochers- Yes | Michael Krogul- Yes |
| Charlene Langlois-Yes | Greg Lee- Yes | John B. Lenky- Yes |
| Joseph Parodi- Yes | John Rice- Yes | Robert Werge, Sr.- Abstain |

The motion carried.

6. Applications received after agenda posted: None

7. Citizens' Comments: None

8. Reports of Officers and Staff

a. ZEO Report

b. Budget Report

1. J. Rice stated that the budget is in good shape, and some funds may have to be moved around which he can handle with the Finance Director.

c. Director of Planning and Development Report

9. Correspondence – (*sent only via email)

a. Agenda: Planning and Zoning Commission, June 27, 2016.

b. Minutes: PZC Regular Meeting, May 23, 2016; PZC Special Meeting, May 31, 2016

c. ZEO Report

d. Budget Report

e. *Agenda and Minutes: Zoning Board of Appeals, June 13, 2016.

f. *Received May 19, 2016: Letter from DEEP sent to Quinnatisset Country Club.

- g. Received May 23, 2016: Letter from Steven E. Byrne regarding hourly rate increase.
- h. *Received May 26, 2016: Letter from DEEP sent to Ken Beausoleil re: Aquifer Protection Area Program.
- i. *Received May 26, 2016: Town of Douglas Planning Board Public Hearing Notice for June 14, 2016.
- j. *Received May 26, 2016: Town of Douglas Planning Board Public Hearing Notice for June 14, 2016.
- k. *Received May 31, 2016: Town of Burrillville Planning Board Meeting Cancellation on June 6, 2016.
- l. *Received May 31, 2016: Town of Burrillville Planning Board Meeting Notice for June 20, 2016.
- m. *Received May 31, 2016: Town of Burrillville Planning Board Meeting Notice for June 20, 2016.
- n. Received June 6, 2016: Email sent from Robert Larkin to First Selectman.
- o. Received June 21, 2016: Notice of Hearing, FOIA complaint against PZC.
- p. *Received June 21, 2016: Town of Thompson, Inland Wetlands Commission approval notification.
- q. *Received June 21, 2016: Notice of Tentative Determination Statewide General Permit.

10. Signing of Mylars

- a. **John Rice moved and Joseph Parodi seconded the motion to authorize the Chairman to sign the Mylars for application 16-09.**

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| Randolph Blackmer, Jr.- Yes | Melissa Desrochers- Yes | Michael Krogul- Yes |
| Charlene Langlois-Yes | Greg Lee- Yes | John B. Lenky- Yes |
| Joseph Parodi- Yes | John Rice- Yes | Robert Werge, Sr.- Abstain. |

The motion carried.

11. Old Business: None

12. New Business

- a. Discussion/Possible Action to Refund Subdivision Application Fee for Application 16-08 in the Amount of \$860.00

- 1. **John Rice moved and Randolph Blackmer, Jr. seconded the motion to refund the application fee paid for application 16-08 in that the subdivision app was not warranted, and was a mistake.**

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| Randolph Blackmer, Jr.- Yes | Melissa Desrochers- Yes | Michael Krogul- Yes |
| Charlene Langlois-Yes | Greg Lee- Yes | John B. Lenky- Yes |
| Joseph Parodi- Yes | John Rice- Yes | Robert Werge, Sr.- Yes |

The motion carried unanimously.

13. Commissioners' Comments

- a. J. B. Lenky brought up the email from Bob Larkin listed under correspondence. He said he did not know of a Town law or regulation not allowing banners on the road, but the banners would create a driving hazard. He also referred to a portion of the email that discussed Dollar General not being allowed to have their trucks back into their parking lot. G. Lee stated that he believes it is illegal to back up on a State highway, and the complaint is not in PZC's purview. J. Rice stated that the concern has nothing to do with the Zoning Regulations.

- b. S. Herbert stated that the email seemed to discuss that Thompson is not as business friendly as we should be. He stated that PZC banned advertisement in Dollar General's windows. It was not appropriate and every other store in Town is allowed to have signage on their windows. M. A. Chinatti explained that the Zoning Regulations permit a maximum square footage of signage, and any window signage would have put Dollar General over the maximum signage allowed; if they wanted window signage, they would have had to shrink their other signage.

14. Review of ZBA Applications: None

15. Next meeting

- a. The next meeting will be Monday, July 25, 2016, Merrill Seney Room, Town Hall, 7:00 PM.

16. Adjournment

- a. **Randolph Blackmer, Jr. moved and Joseph Parodi seconded the motion to adjourn. The motion carried.**

- b. Chairman Greg Lee adjourned the meeting at 8:24 PM.

Tina Fox
Recording Secretary