



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, December 19, 2016
Merrill Seney Room, Town Hall

p. 1 of 4

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
Christopher Nelson	Charles Paquette	John Rice
Robert Werge, Sr.		

Alternate Charlene Langlois was seated for Pete Nedzweckas. Alternate Bill Cacciapouti was seated for Joseph Parodi.

b. Absent: Michael Krogul, Peter Nedzweckas, and Joseph Parodi.

c. Staff Present:

Tina Fox, Recording Secretary
Alvan Hill, ZEO

2. Public Hearing

a. **Application 16-14:** Havish, LLC, Applicant and Owner of Record. For property at 440 Riverside Dr. Map 85/Block 95/Lot 23A/Zone C. Requesting a special permit to add a drive-thru window to existing building.

1. G. Lee stated that a letter was received from J&D Civil Engineering stating that the applicant would like to withdraw this application because the Zoning Board of Appeals denied the variances. The public hearing will not go forward.

3. Discuss Public Hearing and Possible Action: None

4. Approve minutes

a. **Charles Paquette moved and John B. Lenky seconded the motion to accept the minutes of the November 28, 2016 regular meeting as written.**

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

The motion carried.

5. Applications received

a. **Application 16-17:** David Holke, Applicant and Owner of Record. For property at 0 Thompson Rd. Map 87/ Block 53/Lot 8/Zone I. Requesting a zone change for 14 acres of property from Industrial to Commercial.

1. **Charles Paquette moved and Christopher Nelson seconded the motion to put application 16-17 on the agenda for public hearing for the next month's meeting in January.**

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

The motion carried unanimously.

b. **Application 16-19:** Heather Santos, Applicant. Heather and Brian Santos, Owners of Record. For property at 77 Hagstrom Rd. Map 21/Block 105/Lot 6-C/Zone RA-80. Requesting Home Occupation for interior design and construction services.

1. A. Hill stated that he reviewed the application and everything is compliant.

2. **Charles Paquette moved and Robert Werge, Sr. seconded the motion to approve application 16-19.**

a. J. Rice thanked the ZEO and stated that the application is much better and is complete. He stated that he appreciates the work the ZEO has done.

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

The motion carried unanimously.

c. **Application 16-20:** Roland Zeleny, Applicant. Saywatt Hyrdoelectirc, LLC, Owner of Record. For property at 0 West Thompson Rd. Map 67/Block 102/Lot 26/Zone I. Requesting Special permit for the construction of a 250 KW PV solar array.

1. **Charles Paquette moved and John Rice seconded the motion to put application 16-20 on the agenda for public hearing for next month.**

a. J. Rice stated that page four of the application paperwork refers to the solar field that the Commission previously approved at another location. The application paperwork even mentions the water tower.

b. G. Lee stated that the plans have not been stamped by an engineer.

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

The motion carried unanimously.

6. Applications received after agenda posted: None

7. Citizens' Comments: None

8. Reports of Officers and Staff

a. ZEO Report

b. Budget Report

c. Director of Planning and Development Report

9. Correspondence – (*sent only via email)
 - a. Agenda: Planning and Zoning Commission, December 19, 2016.
 - b. Minutes: PZC Regular Meeting November 28, 2016
 - c. ZEO Report
 - d. Budget Report
 - e. *Agenda and Minutes: Zoning Board of Appeals, December 12, 2016.
 - f. Received December 12, 2016: Memo from Carolyn Werge, Conservation Officer Re: Wyndham Land Trust's Request for Letters of Support for the Acquisition of 254 acres in the Bull Hill Area of Thompson.
 1. **John B. Lenky moved and John Rice seconded the motion to add this as agenda item 12(b).**

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

The motion carried unanimously.
 - g. *Received November 28, 2016: Town of Douglas Notice of Public Hearing.
 - h. Received December 15, 2016: Memo from Janet Blanchette, Chairman for Mill Sites Redevelopment Advice Committee. Read aloud and attached to these minutes.

10. Signing of Mylars: None

11. Old Business

- a. Application Approval Forms
 1. J. Rice asked how the information gets to the Town Clerk when a Home Occupation is approved. A. Hill stated that he writes a letter to the applicant stating that they can now file their trade name certificate with the Town Clerk.

12. New Business

- a. SUB #2004-08: Meehan Builders, Inc. For property at 0 Thompson Rd. Request for Extension of Time to Complete Public Improvements.
 1. Greg Glaude of Killingly Engineer Associates spoke on behalf of the applicant. He stated that this subdivision was approved in 2004 and work began 10 years ago before the economy started going bad. In November of 2015, they applied for a one year extension, which was granted. The extension expires December 20, 2016. He provided a brief explanation of the work done over the past year.
 2. C. Paquette stated that an application like this would require a letter from the applicant stating that Killingly Engineer Associates represents Meehan Builders.
 3. G. Lee stated that catch basin 205-206 do not meet standards, which G. Glaude stated that he will look into.
 4. R. Werge, Sr. stated that he hesitates to grant the extension without a letter from the Inland Wetlands Officer stating that the applicant has completed her recommendations.
 5. J. Rice stated that the applicant is not communicating with the Inland Wetlands Officer and is making a mess on the road at the site.
 6. Charles Paquette moved to grant the extension contingent on the Wetlands Officer's approval. There was no second.
 7. J. Rice suggested grant the extension for two months instead of one year. There was discussion. C. Paquette withdrew his motion.

8. **John Rice moved and Charles Paquette seconded the motion to grant the request for a one year extension for SUB 2004-08, Meehan Builders, for one year, with the conditions that A) the Commission get a letter from the Wetlands Agent within the next two months to address her concerns in the letter that was forwarded to the Commission on December 15, 2016; and B) prior to the initiation of any further work on the subdivision, the Planning and Zoning Commission shall receive from a professional engineer licensed to practice in Connecticut, and approve, in writing (1) an updated sequence of construction, (2) an updated schedule of construction and (3) design modifications for the slope north of Madison Avenue between catch basins CB205 and CB206 shown on sheet 5 of 10 of the previously approved subdivision drawings.**

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

The motion carried unanimously.

- b. Memo from Carolyn Werge, Conservation Officer Re: Wyndham Land Trust's Request for Letters of Support for the Acquisition of 254 acres in the Bull Hill Area of Thompson.
 1. **Charles Paquette moved and John Rice seconded the motion to accept based on the letter of acceptance from the Inland Wetlands Commission.**
 - a. G. Lee stated that he is not positive where the land is.
 - b. C. Paquette stated that if the Inland Wetlands Commission approves it, he would back them up.
 - c. J. Rice suggested A. Hill could follow-up with a letter of support.

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

The motion carried unanimously.

13. Commissioners' Comments

- a. G. Lee stated that he spoke to A. Hill about the gravel mining operation on New Rd. G. Lee believed that when the gravel mining permit was issued in 2004, there was a requirement that the site have a 200 ft. buffer between the road and gravel pit. They were not able to find anything in the original application that stated this. Currently, there is no buffer.
- b. There was a consensus amongst the Commission that A. Hill would continue to look into the situation and talk to Mr. Rawson about it.

14. Review of ZBA Applications: None

15. Next meeting

- a. Monday, January 23, 2017 7:00 PM, Merrill Seney Room, Town Hall.

16. Adjournment

- a. **Christopher Nelson moved and John Rice seconded the motion to adjourn. The motion carried.**
- b. Chairman Greg Lee adjourned the meeting at 7:41 PM.

Tina Fox
Recording Secretary