



# TOWN of **THOMPSON**

## **PLANNING AND ZONING COMMISSION**

**Minutes: Regular Meeting**  
**Monday, November 28, 2016**  
**Merrill Seney Room, Town Hall**

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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
Michael Krogul	Charlene Langlois	Greg Lee
John B. Lenky	Joseph Parodi	John Rice
Robert Werge, Sr.		

**The motion carried unanimously**

Alternate Bill Cacciapouti was seated for Christopher Nelson. Alternate Charlene Langlois was seated for Pete Nedzweckas. Alternate Michael Krogul was seated for Charles Paquette.

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

c. Staff Present:

Mary Ann Chinatti, Director of Planning and Development  
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 sent by the applicant asking the Commission to postpone the opening of the public hearing until the December meeting.
2. J. Rice brought up a concern that the application may be automatically approved if the December meeting is not held for some reason, and the application extends beyond the 65 day mark. M. A. Chinatti stated that the automatic approval stipulation would not apply in this situation, and the Commission could choose to open the public hearing in December without fear of automatic approval.
3. **John Rice moved and Joseph Parodi seconded the motion to move the public hearing for application 16-14 until December with the caveat that the applicant notify the abutting land owners of the next meeting.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- 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: None

4. Approve minutes

a. **Randolph Blackmer, Jr. moved and John Rice seconded the motion to accept the minutes of the October 24, 2016 regular meeting as written.**

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

**The motion carried.**

5. Applications received

a. **Application 16-15:** Rawson Materials, Applicant. O&G Industries, Inc, Owner of Record. For property at 0 New Rd. Map 154/Block 3/Lot 1-8/Zone RA-80. Requesting gravel permit renewal.

1. G. Lee recused himself as an abutter.
2. Jeff Rawson of Rawson Materials, referring to both applications 16-15 and 16-16, stated that they are looking for a renewal of the ongoing excavation on New Rd. He indicated on a map that the green shaded area has been completed and reclaimed; the orange shaded area is the proposed excavation for the upcoming year; and the maroon shaded area is existing excavation that they are actively working on. He stated that A. Hill has visited the site and is satisfied. Erosion and sediment controls are in place. They have not received any notice of violations. Over the next calendar year, they plan to remove a combined 26,000 cubic yards on both properties.
3. R. Blackmer, Jr. asked if any crushing is done on the property. J. Rawson answered negatively.
4. **John Rice moved and John B. Lenky seconded the motion that applications 16-15 and 16-16 be approved for an extension of one year.**

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

**The motion carried unanimously.**

b. **Application 16-16:** River Junction Estates, LLC, Applicant and Owner of Record. For property at 0 New Rd. Map 154/Block 3/Lots 2L, 9, 10, and 11/Zone RA-80. Requesting gravel permit renewal.

1. See discussion above under application 16-15.

c. **Application 16-18:** Thomas Mitchell, Applicant and Owner of Record. For property at 30 Indian Inn Rd. Home Occupation requested for an archery pro-shop.

1. G. Lee re-entered the meeting.
2. Thomas Mitchell, 30 Indian Inn Rd., stated that he is looking to open an archery pro-shop to tune bows, do string replacements, etc.
3. A. Hill stated that he has not been to the site.
4. J. Rice suggested that the 19 pieces of criteria be attached to Home Occupation applications. A. Hill answered that they are, but that page of the application was not copied for Commission members. T. Mitchell confirmed that he did see the list of criteria attached to his application.



5. R. Blackmer, Jr. stated that he would be concerned about potential outdoor shooting. T. Mitchell stated that there is a 30 ft incline on his property that they would shoot in the direction of if there is any shooting.
6. There was discussion regarding possibly requiring some type of topography map to indicate where the shooting would take place, if any. G. Lee stated that the Zoning Regulations regarding Home Occupations are for inside the home only.
7. After some discussion, R. Blackmer, Jr. stated that T. Mitchell understands that the application is for inside the home only.
8. **John B. Lenky moved and Robert Werge, Sr. seconded the motion to approve application 16-18 to be within the home.**

Randolph Blackmer, Jr.- Yes

Bill Cacciapouti- 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.**

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 asked A. Hill about an additional \$100 CAZEO exam fee expense. He reminded A. Hill that he was supposed to check to see about getting the money back because CAZEO cancelled the initial meeting. A. Hill stated that his argument was unsuccessful.

c. Director of Planning and Development Report

1. M. A. Chinatti provide the Commission with a verbal report. 1) The Town was made aware that the owner of the River Mill at 929 Riverside Dr. is in negotiations with a company to demolish the mill and salvage the wood and bricks. The BOS passed a resolution stating that they are opposed to the demolition for the purpose of salvaging. The grant work related to the Brownfield study ceased when the Town was made aware of the possible demolition. She reached out to companies that deal with restoration and adaptive re-use, and there have been positive responses. Various Town and State agencies are opposed to the demolition. 2) Working on a State Historic Preservation Office grant and USDA loan to replace the roof at the Ellen Larned library. 3) Working on a US Economic Development Administration grant to bring sewer to the industrial park. 4) The Brownfield grant for 630 Riverside Dr. is nearing a close, and a public informational meeting will be held at a Board of Selectmen meeting in January or February. 5) Economic Development Commission is having a Branding Identity Committee meeting on December 7<sup>th</sup>, working with NECCOG to establish a brand for Thompson. 6) UCONN senior projects are working on Fabyan Rd drainage, bull hill recreation area drainage, public works salt shed, and Community Fire department site plan. 7) NECCOG informational workshop on December 7<sup>th</sup> regarding the State update of the Plan of Conservation and Development. 8) She and A. Hill spoke to Attorney Byrne regarding possibly legal action due to the continuous violation at Sunny's Market. One final letter can be sent from the Attorney before taking official legal action.

*MUNICIPAL BUILDING*

**815 RIVERSIDE DRIVE · NO. GROSVENORDALE, CONNECTICUT 06255**

**TELEPHONE (860) 923-9475 · FAX (860) 923-9897**

9. Correspondence – (\*sent only via email)
- a. Agenda: Planning and Zoning Commission, November 28, 2016.
  - b. Minutes: PZC Regular Meeting October 24, 2016
  - c. ZEO Report
  - d. Budget Report
  - e. \*Agenda and Minutes: Zoning Board of Appeals, November 14, 2016.
  - f. \*Received November 10, 2016: Town of Webster Zoning Board of Appeals Public Hearing Notice.
  - g. Letter from Renee Waldron dated October 20, 2016 regarding 2017 Schedule of Meetings.
  - h. Received November 21, 2016: Letter from Janet Blanchette of J&D Engineering requesting the opening of the public hearing for application 16-14 be postponed until December.
  - i. \*Received November 21, 2016: Town of Douglas Planning Board Legal Notice of Public Hearing.
  - j. Proposed 2017 Meeting Schedule
  - k. Proposed PZC Annual Report
10. Signing of Mylars: None
11. Old Business
- a. Application Approval Forms
    1. After discussion, it was agreed to keep this item on the agenda for the next meeting, and A. Hill would provide an approval form for the Commission to review.
12. New Business
- a. PZC Annual Report
    1. G. Lee stated that T. Fox typed up a brief report that indicates what types of applications the Commission handles, and what the Commission does.
    2. J. Rice stated that he believed this would be included in the Town's annual report.
    3. **John Rice moved and Randolph Blackmer, Jr. seconded the motion to submit the report to the Board of Finance.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- 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.**
  - b. 2017 Meeting Schedule
    1. **Joseph Parodi moved and Randolph Blackmer, Jr. seconded the motion to accept the 2017 Meeting Schedule as presented.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- 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: None
14. Review of ZBA Applications: None



15. Next meeting

- a. Monday, December 19, 2016 (third Monday due to Christmas holiday)  
7:00 PM, Merrill Seney Room, Town Hall.

16. Adjournment

- a. **John B. Lenky moved and Randolph Blackmer, Jr. seconded the motion to adjourn. The motion carried.**

- b. Chairman Greg Lee adjourned the meeting at 8:00 PM.

Tina Fox  
Recording Secretary

