



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, January 23, 2017
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.	Missy Desrochers	Mike Krogul
Charlene Langlois	John B. Lenky	Christopher Nelson
Joseph Parodi	Robert Werge, Sr.	

Alternate Charlene Langlois was seated for Charles Paquette. Alternate Mike Krogul was seated for Pete Nedzweckas.

b. Absent: Bill Cacciapouti, Greg Lee, Peter Nedzweckas, Charles Paquette, and John Rice.

c. Staff Present:

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

2. Public Hearing

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.

b. **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.

c. R. Blackmer, Jr. stated that the legal notices for the public hearings were not published through no fault of the applicants. Because of this, the public hearings could not be opened, and he recommended that the Commission hold a special meeting for the public hearings.

d. **John B. Lenky moved and Mike Krogul seconded the motion to have a special meeting on February 13, 2017 at 7:00 PM at the Library to discuss applications 16-17 and 16-20.**

1. The Commission discussed what day to have the special meeting, and whether or not the applicants desired to have a special meeting.

Randolph Blackmer, Jr.- Yes	Missy Desrochers- Yes	Mike Krogul- Yes
Charlene Langlois- Yes	John B. Lenky- Yes	Christopher Nelson- Yes
Joseph Parodi- Yes	Robert Werge, Sr.- Yes	

The motion carried unanimously.

3. Discuss Public Hearing and Possible Action: None

4. Approve minutes
 - a. **John B. Lenky moved and Mike Krogul seconded the motion to accept the minutes of the December 19, 2016 regular meeting as written.**

Randolph Blackmer, Jr.- Yes	Missy Desrochers- Yes	Mike Krogul- Abstain
Charlene Langlois- Yes	John B. Lenky- Yes	Christopher Nelson- Yes
Joseph Parodi- Abstain	Robert Werge, Sr.- Yes	

The motion carried.

5. Applications received
 - a. **Application 17-01:** Richard and Jeanne Johnson, Applicants and Owners of Record. For property at 20 Alix Dr. Map 143/Block 16/Lot 57B/Zone R-40. Requesting a re-subdivision of two lots with a total track of 8.57 acres.
 1. **Joseph Parodi moved and John B. Lenky seconded the motion to accept application 17-01 and schedule the public hearing for the next regular meeting of February 27, 2017.**

Randolph Blackmer, Jr.- Yes	Missy Desrochers- Yes	Mike Krogul- Yes
Charlene Langlois- Yes	John B. Lenky- Yes	Christopher Nelson- Yes
Joseph Parodi- 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
 1. M. A. Chinatti provided a verbal report. The Brownfield grant work for 630 Riverside Dr. has been completed, and CME will present a report at the February 21, 2017 Board of Selectmen meeting. The Brownfield grant work at 929 Riverside Dr. is ongoing, and there is an informational meeting scheduled for January 25, 2017 at 6:30 PM at the Library to discuss the mill.
 2. The Board briefly discussed the mill at 929 Riverside Dr.

9. Correspondence – (*sent only via email)
 - a. Agenda: Planning and Zoning Commission, January 23, 2017.
 - b. Minutes: PZC Regular Meeting December 19, 2016
 - c. ZEO Report
 - d. Budget Report
 - e. *Agenda and Minutes: Zoning Board of Appeals, January 9, 2017.
 - f. Dated December 21, 2016: Letter regarding 245 acres located in the Bill Hill area of Thompson to be acquired by Wyndham Land Trust.
 - g. *Received December 30, 2016: Town of Webster Zoning Board of Appeals notice of decision.
 - h. Received January 5, 2017: Letter from Attorney Steven Byrne regarding FOIA complaint decision.

10. Signing of Mylars: None

11. Old Business: None

12. New Business

a. Election of Officers

1. R. Blackmer, Jr. stated that 10 members are needed to be able to elect officers, so the election will be postponed until the next meeting.

b. Review Bylaws

1. R. Blackmer, Jr. had a question regarding Article IV. M. A. Chinatti agreed to speak to Attorney Steven Byrne about the issue.

c. Discuss Potential Special Meeting

1. The Special Meeting was discussed under Public Hearings.

d. Budget Discussion and Approval for Fiscal Year 2017-2018

1. R. Blackmer, Jr. stated that the proposed Fiscal Year 2017-2018 budget is unchanged, with the exception of raises for the Recording Secretary and ZEO positions. M. A. Chinatti added that past practice established that the Board of Selectmen sets the salary for the ZEO and Recording Secretary.

2. **John B. Lenky moved and Joseph Parodi seconded the motion to approve the budget with a recommendation of raises for the Recording Secretary and ZEO.**

Randolph Blackmer, Jr.- Yes	Missy Desrochers- Yes	Mike Krogul- Yes
Charlene Langlois- Yes	John B. Lenky- Yes	Christopher Nelson- Yes
Joseph Parodi- Yes	Robert Werge, Sr.- Yes	

The motion carried unanimously.

13. Commissioners' Comments

- a. R. Werge, Sr. stated that he and J. Rice went through the Zoning Regulations that the Commission has been working on updating. He recommended holding a sub-committee meeting to beginning moving forward. There was a consensus to hold a sub-committee meeting on March 20th at 7:00 PM.
- b. R. Blackmer, Jr. asked a question regarding the Bylaws. There was discussion regarding changing the number of members required to hold an Election of Officers, as well as attendance requirements. No changes were made.
- c. A. Hill stated that he is currently working on drafting regulations for solar farms, and he is up to seven pages.

14. Review of ZBA Applications: None

15. Next meeting

- a. Special Meeting: Monday, February 13, 2017, 7:00 PM, Library
- b. Regular Meeting: Monday, February 27, 2017, 7:00 PM, Merrill Seney Room, Town Hall.

16. Adjournment

- a. **Joseph Parodi moved and Robert Werge, Sr. seconded the motion to adjourn. The motion carried.**
- b. Vice-Chairman R. Blackmer, Jr. adjourned the meeting at 7:41 PM.

Tina Fox
Recording Secretary

