



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, February 27, 2017
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.	Missy Desrochers	Greg Lee
John B. Lenky	Christopher Nelson	Joseph Parodi
John Rice	Robert Werge, Sr.	

No alternates were seated.

b. Absent: Bill Cacciapouti, Charlene Langlois, Michael Krogul, Peter Nedzweckas, and Charles Paquette.

c. Staff Present:

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

2. Public Hearing

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. Bruce Woodis of KWP Associates spoke on behalf of the applicant. He stated that the applicant would like to convey six acres of land to his son to be built on as a separate lot. Driveway access to the current house is off Alix Dr., and access for the proposed lot would be off Quaddick Town Farm Rd. There are no wetlands on the property. There is a temporary entrance permit from the State for the proposed lot, and a formal one will be applied for after sub-division approval. Because this is a conveyance to a family member there is no open space requirement.
2. G. Lee mentioned that there is a request for a sidewalk waiver for the application. M. A. Chinatti read the letter requesting a sidewalk waiver aloud for the record.
3. A. Hill confirmed that there is going to be underground services to the home.
4. **Randolph Blackmer, Jr. moved and Joseph Parodi seconded the motion to close the public hearing for application 17-01.**

Randolph Blackmer, Jr.- Yes	Missy Desrochers- Yes	Greg Lee- Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
John Rice- Yes	Robert Werge, Sr.- Yes	

The motion carried unanimously.

3. Discuss Public Hearing and Possible Action

- a. **Randolph Blackmer, Jr. moved and Christopher Nelson seconded the motion to approve the sidewalk waiver for application 17-01.**

Randolph Blackmer, Jr.- Yes	Missy Desrochers- Yes	Greg Lee- Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
John Rice- Yes	Robert Werge, Sr.- Yes	

The motion carried unanimously.

- b. **Randolph Blackmer, Jr. moved and John B. Lenky seconded the motion to approve application 17-01.**

Randolph Blackmer, Jr.- Yes	Missy Desrochers- Yes	Greg Lee- Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
John Rice- Yes	Robert Werge, Sr.- Yes	

The motion carried unanimously.

4. Approve minutes

- a. **John B. Lenky moved and Joseph Parodi seconded the motion to approve the minutes of the January 23, 2017 meeting.**

Randolph Blackmer, Jr.- Yes	Missy Desrochers- Yes	Greg Lee- Abstain
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
John Rice- Abstain	Robert Werge, Sr.- Yes	

The motion carried.

- b. **Joseph Parodi moved and Christopher Nelson seconded the motion to approve the minutes of the February 13, 2017 special meeting.**

Randolph Blackmer, Jr.- Yes	Missy Desrochers- Yes	Greg Lee- Abstain
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
John Rice- Yes	Robert Werge, Sr.- Yes	

The motion carried.

5. Applications received

- a. **Application 17-02:** Route 193, LLC, Applicant. David Holke, Owner of Record. For property at 0 Thompson Rd. Map 87/Block 53/Lot 8/Zone C. Requesting Special Permit for proposed restaurant with associated parking, drainage, and septic system.

1. **Joseph Parodi moved and John B. Lenky seconded the motion to accept application 17-02 and schedule the public hearing for the next regular meeting on March 27, 2017.**

Randolph Blackmer, Jr.- Yes	Missy Desrochers- Yes	Greg Lee- Yes
John B. Lenky- Yes	Christopher Nelson- 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

1. J. Rice asked for an update on the violation of the used car dealership.

- 2. A. Hill stated that the First Selectman and himself were interviewed by State troopers, and also received guidance from the Land Use Attorney on how to approach the cease and desist, as well as the notification to the State. He is following up on the cease and desist.
 - 3. R. Werge, Sr. stated that the ZEO should do something about the signs on the building as well.
 - b. Budget Report
 - 1. J. Rice stated that the cell phone line was over expended and they are getting rid of the ZEO's cell phone.
 - c. Director of Planning and Development Report.
 - 1. R. Blackmer, Jr. asked what the next step with the mill will be. M. A. Chinatti stated that the company that wants to do the demo received a 15 day extension on the contract from the property owner, and the 15 days should be up February 28th. The owner will hopefully reach out to other developers.
9. Correspondence – (*sent only via email)
- a. Agenda: Planning and Zoning Commission, February 27, 2017.
 - b. Minutes: PZC Regular Meeting January 23, 2017
PZC Special Meeting February 13, 2017
 - c. ZEO Report
 - d. Budget Report
 - e. *Agenda and Minutes: Zoning Board of Appeals, February 13, 2017.
 - f. Received February 1, 2017: Email from Attorney Steve Byrne regarding PZC by-laws.
 - g. Received February 13, 2017: Letter from Attorney Steve Byrne Re: 861 Riverside Dr, Operation of Used Automobile Dealership Without Permit
 - 1. J. Rice suggested that because the Chairman needs to officially approve these questions, there should be a written memo from the Chairman approving the requests.

Greg Lee moved and Joseph Parodi seconded the motion to add to the agenda as item 10(a) signing of Mylars for 16-20 for the Roland Zeleny application.

- 1. J. rice asked if the ZEO reviewed and approved the Mylars.
 - 2. A. Hill stated that he has not looked at the Mylars as they came in late this afternoon.
 - 3. M. A. Chinatti stated that the Mylars do meet the Commission's approval.
- | | | |
|-----------------------------|-------------------------|--------------------|
| Randolph Blackmer, Jr.- Yes | Missy Desrochers- Yes | Greg Lee- Yes |
| John B. Lenky- Yes | Christopher Nelson- Yes | Joseph Parodi- Yes |
| John Rice- Yes | Robert Werge, Sr.- Yes | |

The motion carried unanimously.

10. Signing of Mylars

- a. 16-20: Roland Zeleny Application
 - 1. **John Rice moved and Randolph Blackmer, Jr. seconded the motion to authorize the Chairman to sign the Mylars for application 16-20.**

Randolph Blackmer, Jr.- Yes	Missy Desrochers- Yes	Greg Lee- Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
John Rice- Yes	Robert Werge, Sr.- Yes	

The motion carried unanimously.

11. Old Business

- a. Meehan Subdivision- Road Status Update, Greg Glaude, Killingly Engineering
 - 1. Greg Glaude stated that in December, the Commission approved a one year extension for the completion of the road with the condition that the applicant resolves the issues brought up by Marla Butts. An application was submitted to the Inland Wetlands Commission as the Commission decided they wanted to a full permit rather than a Wetlands Agent approval. He asked the Commission for another two months to fulfill the Wetlands obligations, and presented a letter from Marla Butts indicating the same request.

2. **Randolph Blackmer, Jr. moved and John B. Lenky seconded the motion to extend this (Meehan Subdivision conditional extension) until the April 24, 2017 meeting.**

Randolph Blackmer, Jr.- Yes	Missy Desrochers- Yes	Greg Lee- Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
John Rice- Yes	Robert Werge, Sr.- Yes	

The motion carried unanimously.

12. New Business

- a. Election of Officers
 - 1. Ten members are needed to be able to elect officers, so the election will be postponed until the next meeting.
- b. Review Bylaws
 - 1. The Commission discussed suggested changes, as well as Attorney Steve Byrnes opinion on one of the changes. It was agreed that the Bylaws would be updated with the suggested changes and voted on at the next meeting.
- c. Bond Release Request SP# 14-07 East Side Reardon Rd.
 - 1. J. Rice asked if the ZEO has looked at the site. A. Hill answered that he had not and was not aware of this request.
 - 2. M. A. Chinatti stated that this did receive a permit of zoning compliance. She suggested the Commission could make a vote to release the bond contingent on the ZEO's satisfaction. She also stated that this was a construction performance bond for the site development.

3. **Randolph Blackmer, Jr. moved and Robert Werge, Sr. seconded the motion to release the bond for Thompson Rail Business Park contingent on the ZEO's inspection and approval.**

Randolph Blackmer, Jr.- Yes	Missy Desrochers- Yes	Greg Lee- Yes
John B. Lenky- Yes	Christopher Nelson- Yes	Joseph Parodi- Yes
John Rice- Yes	Robert Werge, Sr.- Yes	

The motion carried unanimously.

4.

13. Commissioners' Comments

- a. R. Werge, Sr. stated that there is a sub-committee meeting on March 20, 2017 at 7:00 PM at TEEG to discuss the updating of zoning regulations. The Recording Secretary will email everyone a reminder, and mail the packet of information to members not present at this meeting.

14. Review of ZBA Applications: None

15. Next meeting

Monday, March 27, 2017; 7:00 PM, Merrill Seney Room, Town Hall.

Randolph Blackmer, Jr. moved and Joseph Parodi seconded the motion to go back to Citizen's Comments.

Randolph Blackmer, Jr.- Yes
John B. Lenky- Yes
John Rice- Yes

Missy Desrochers- Yes
Christopher Nelson- Yes
Robert Werge, Sr.- Yes

Greg Lee- Yes
Joseph Parodi- Yes

The motion carried unanimously.

Citizens' Comments

- a. Alex Leblanc, 12 Wilsonville Rd., stated that he met with Alvan Hill on Friday and received a letter in the mail this day for a cease and desist for a gravel operation.
- b. A. Hill explained to the Commission that he received complaints of breaking of stone on Wilsonville Rd. When he investigated, he saw approximately 10 acres of stone and heavy equipment. It looked to him that there was an active gravel mining operation on site, so he issued a cease and desist, and suggested that the owner should bring an application to the Commission to explain his business.
- c. A. Leblanc stated that the property used to be a gravel pit but it is not now. He bring stone in from elsewhere and he does not break it on site. He piles the stone, sorts it, and sells it. He does not take stone out of the ground.
- d. G. Lee stated that if A. Hill does not repeal the cease and desist, the owner would have to appeal the decision to ZBA.

16. Adjournment

- a. **Christopher Nelson moved and Joseph Parodi seconded the motion to adjourn. The motion carried.**
- b. Chairman Greg Lee adjourned the meeting at 8:10 PM.

Tina Fox
Recording Secretary

