



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, March 27, 2017
Merrill Seney Room, Town Hall

p. 1 of 5

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.	Bill Cacciapouti	Missy Desrochers
Mike Krogul	Charlene Langlois	John B. Lenky
Joseph Parodi	Charles Paquette	John Rice

Alternate Charlene Langlois was seated for Peter Nedzweckas, alternate Mike Krogul was seated for Robert Werge, Sr., and alternate Bill Cacciapouti was seated for Greg Lee.

b. Absent: Greg Lee, Peter Nedzweckas and Robert Werge, Sr.

c. Staff Present:

Tina Fox, Recording Secretary
Alvan Hill, ZEO

2. Public Hearing

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. Janet Blanchette of J&D Engineering spoke on behalf of the applicant. She stated that this is the same property that the Commission approved a zone change from Industrial to Commercial for approximately 6 weeks ago. A restaurant is permitted by right in the zoning regulations, but a special permit is needed because of parking spaces. She stated that the proposed restaurant will have up to 165 seats. Zoning regulations require 55 parking spaces, but there will be a total of 89 parking spaces. There is an existing paved driveway on the property. The parking lot will already be well paved. The total area of the restaurant including a screened-in porch will be 6,500 sq. ft. The building will have a lot of windows with varied roof lines, and cedar shake siding. The property did not need Wetlands approval. The septic was approved by the State Department of Public Health. No negative comments were received by the Director of Public Works or Fire Marshal. The use is in harmony with the zoning regulations that allow a restaurant in the commercial district. It won't adversely affect reasonable development. It is served by a State highway, which is sufficient for the amount of traffic expected. The architecture of the building will allow it to blend in with the residential neighborhood.
2. C. Paquette asked about the size of the property. J. Blanchette stated that the property is 14 acres, and the development will take up 3-4 acres; the rest of the property will be untouched.
3. C. Paquette mentioned that Wetlands found there was an aquifer on the property years ago. David Holke stated that the aquifer is not on this property.

4. J. Rice asked the applicant to provide to the ZEO the contact name and telephone number of the person who is to maintain the swales.

5. Charles Paquette moved and Joseph Parodi seconded the motion to close the public hearing for application 17-02.

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Missy Desrochers- Yes
Mike Krogul- Yes	Charlene Langlois- Yes	John B. Lenky- Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice- Yes

The motion carried unanimously.

3. Discuss Public Hearing and Possible Action

a. **Charles Paquette moved and John B. Lenky seconded the motion to approve application 17-02 as received.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Missy Desrochers- Yes
Mike Krogul- Yes	Charlene Langlois- Yes	John B. Lenky- Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice- 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 February 27, 2017 meeting.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Abstain	Missy Desrochers- Yes
Mike Krogul- Abstain	Charlene Langlois- Abstain	John B. Lenky- Yes
Joseph Parodi- Yes	Charles Paquette- Abstain	John Rice- Yes

The motion carried.

5. Applications received

a. **Application 17-03:** Lai Yee Wong, Applicant. Ka Wong, Owner of Record. For property at 22 Robbins Rd. Map 97/Block 57/Lot 9/Zone RA-80. Requesting home occupation for wood working workshop.

1. Lai Yee Wong stated that he is the only employee, and the workshop takes up about half the basement. There will be no showroom.
2. A. Hill stated that the workshop is well under the 33% living area requirement, and the application is in compliance.
3. **Charles Paquette moved and John Rice seconded the motion to, with Mr. Hill's comments, approve application 17-03.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Missy Desrochers- Yes
Mike Krogul- Yes	Charlene Langlois- Yes	John B. Lenky- Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice- Yes

The motion carried unanimously.

b. **Application 17-04:** John Murdock, Applicant and Owner of Record. For property at 8 Lakeside Dr. Map 143/Block 16/Lot 34G/Zone R-40. Requesting home occupation for internet based electrical and security business.

1. John Murdock stated that he does not anticipate his business being large. Everything he does is internet-based. He has back-up systems and the monitoring is subcontracted out. There is no traffic that will come to his house because of the business.
2. A. Hill stated that the application meets all requirements and is well under the 33% living area.

3. John Rice moved and Joseph Parodi seconded the motion to approve application 17-04.

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Missy Desrochers- Yes
Mike Krogul- Yes	Charlene Langlois- Yes	John B. Lenky- Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice- Yes

The motion carried unanimously.

c. Application 17-05: Thompson Rail Business Park, LLC, Applicant and Owner of Record. For property at 307 Reardon Rd. Map 65/Block 101/Lot 6/Zone I. Requesting gravel permit renewal.

1. Peter Alter spoke on behalf of the applicant. He stated that this is the third renewal for the permit. The applicant continues to adhere to the conditions imposed in 2014. In the past year, activity has begun approaching the edge of phase 1. They removed just under 120,000 cubic yards. A railroad spur that used to go only one way now goes both in and out of the site. A building was constructed along Reardon Rd. to expand the business, which now has 20 employees. They continue to blast at the site, and the citizens who asked to be alerted beforehand are being notified. They intend to blast about a dozen times a year.
2. R. Blackmer, Jr. stated that he signed up to be alerted of the blasts, and he gets the calls regularly.
3. **John Rice moved and John B. Lenky seconded the motion to approve application 17-05 Thompson Rail Business Park, LLC extension for one year.**

a. A. Hill stated that he would like the submitted plans to be color-coded for each phase.

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Missy Desrochers- Yes
Mike Krogul- Yes	Charlene Langlois- Yes	John B. Lenky- Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice- 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. C. Paquette stated that he saw correspondence from the Land Use Attorney being consulted regarding the number of members, and asked if there was a bill from the attorney. J. Rice answered that no bill was received and PZC did not pay for a consultation.

c. Director of Planning and Development Report.

- 9. Correspondence – (*sent only via email)
 - a. Agenda: Planning and Zoning Commission, March 27, 2017.
 - b. Minutes: PZC Regular Meeting February 27, 2017
 - c. ZEO Report
 - d. Budget Report
 - e. *Agenda and Minutes: Zoning Board of Appeals, March 13, 2017.
 - f. *Received February 27, 2017: Town of Douglas Planning Board Public Hearing Notice.
 - g. *Received February 27, 2017: Town of Douglas Planning Board Public Hearing Notice.
 - h. Received February 28, 2017: Memo and attachments from Marla Butts Re: Removal of Previously Isolated Wetland Delineated in Error, 307 Reardon Rd.
 - i. *Received March 7, 2017: Town of Woodstock notification of proposed text amendment.
 - j. Dated March 13, 2017: Letter from ZEO Alvan Hill to Peter Vanghel Re: 0 Rawson Ave.- Updating Site Plan for 20 Unit Multi Family Development
 - k. Dated March 13, 2017: Memo from ZEO Alvan Hill to PZC Re: 299 Reardon Rd. Bond Release Request.
 - 1. J. Rice asked if this bond release has been completed. A. Hill answered affirmatively.

10. Signing of Mylars

- a. 17-01- 20 Alix Drive Re-subdivision
 - 1. **Charles Paquette moved and Joseph Parodi seconded the motion to authorize the acting Chairman to sign the Mylars for the re-subdivision application 17-01.**
 Randolph Blackmer, Jr.- Yes Bill Cacciapouti- Yes Missy Desrochers- Yes
 Mike Krogul- Yes Charlene Langlois- Yes John B. Lenky- Yes
 Joseph Parodi- Yes Charles Paquette- Yes John Rice- Yes
The motion carried unanimously.

11. Old Business: None

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 and Approve Changes to Bylaws
 - 1. The Commission discussed the proposed changes.
 - 2. **Joseph Parodi moved and John Rice seconded the motion to accept the Bylaws as amended.**
 Randolph Blackmer, Jr.- Yes Bill Cacciapouti- Yes Missy Desrochers- Yes
 Mike Krogul- Yes Charlene Langlois- Yes John B. Lenky- Yes
 Joseph Parodi- Yes Charles Paquette- Yes John Rice- Yes
The motion carried unanimously.

13. Commissioners' Comments

- a. J. B. Lenky commended J. Rice and everyone who worked on the zoning regulations changes.
- b. J. Rice suggested that A. Hill does not need to include the Assessor's card in the paperwork for Home Occupations.

14. Review of ZBA Applications: None

15. Next meeting

- a. Monday, April 24, 2017; 7:00 PM, Merrill Seney Room, Town Hall.

16. Adjournment

- a. **Charles Paquette moved and Joseph Parodi seconded the motion to adjourn. The motion carried.**
- b. Vice-Chair Randolph Blackmer, Jr. adjourned the meeting at 7:53 PM.

Tina Fox
Recording Secretary

