



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

**Minutes: Regular Meeting
Monday, May 22, 2017
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	Missy Desrochers
Charlene Langlois	Greg Lee	Christopher Nelson
Joseph Parodi	John Rice	Robert Werge, Sr.

Alternate Bill Cacciapouti was seated for Peter Nedzweckas, and alternate Charlene Langlois was seated for Charles Paquette

b. Absent: Mike Krogul, John B. Lenky, Peter Nedzweckas, and Charles Paquette.

c. Staff Present:

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

2. Public Hearing

a. **Application 17-07:** Vinod Patel, Applicant. Chimanbhai, LLC, Owner of Record. For property at 861 Riverside Dr. Map 61/Block 58/Lot 33/Zone C. Requesting Special Permit for used car dealership.

1. G. Lee stated that the requirements for the application have not been met, so the public hearing should be postponed to next month.
2. J. Rice suggested opening the public hearing and rejecting the application as the applicant has not responded to any correspondence and did not pay the application fee.
3. R. Blackmer, Jr. entered the meeting here at 7:04 PM.

4. **Robert Werge, Sr. moved and Bill Cacciapouti seconded the motion to postpone the public hearing for application 17-07 until next month.**

- a. R. Werge, Sr. stated that there is no harm in extending the public hearing to next month and give the applicant a chance.
- b. The Commission discussed whether or not to extend the public hearing to the next meeting.

Randolph Blackmer, Jr.- No	Bill Cacciapouti- Yes	Missy Desrochers- No
Charlene Langlois- No	Greg Lee- No	Christopher Nelson- No
Joseph Parodi- No	John Rice- No	Robert Werge, Sr.- Yes

The motion failed.

5. The public hearing was opened. There was no one present to speak on behalf of the applicant.

6. **John Rice moved and Joseph Parodi seconded the motion to close the public hearing for application 17-07.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Missy Desrochers- Yes
Charlene Langlois- Yes	Greg Lee- Yes	Christopher Nelson- Yes
Joseph Parodi- Yes	John Rice- Yes	Robert Werge, Sr.- No

The motion carried.

3. Discuss Public Hearing and Possible Action

a. **John Rice moved and Joseph Parodi seconded the motion to disapprove application 17-07 based on incomplete application, i.e. not paying the application fee, not submitting a site plan as requested, not posting sign required for public hearing, and not notifying abutters within 500 feet.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Missy Desrochers- Ye
Charlene Langlois- Yes	Greg Lee- Yes	Christopher Nelson- Yes
Joseph Parodi- Yes	John Rice- Yes	Robert Werge, Sr.- No

The motion carried.

4. Approve minutes

a. **John Rice moved and Robert Werge, Sr. seconded the motion to approve the minutes of the April 24, 2017 meeting with the following addition:**

1. The expiration date for the site plan for the 20 unit multi-family development at 0 Rawson Ave. should be noted as May 22, 2020.

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Missy Desrochers- Ye
Charlene Langlois- Yes	Greg Lee- Yes	Christopher Nelson- Abstain
Joseph Parodi- Yes	John Rice- Yes	Robert Werge, Sr.- Yes

The motion carried.

5. Applications received

a. **Application 17-09:** Town of Thompson, Applicant and Owner of Record. For property at 339 Thompson Rd. Requesting referral per CGS 8-24 to transfer title of 339 Thompson Rd. (aka Old Library, aka Ellen Larned Museum) to the Thompson Historical Society.

1. K. Beausoleil, First Selectman, stated that the Ellen Larned Building needs a new roof. There are grants available to help fund the roof. The Thompson Historical Society approached the BOS stating that they would like to acquire the building like they acquired the Old Town Hall from the Town. If the Commission provides a favorable recommendation, it would go to Town meeting for approval.

2. Joe Lindley gave a brief history of the building. He stated that the Spanish style tile roof is part of the historical aspect of the building, and if a different type of roof is put on the building, they would jeopardize potential future grants for the building. The Thompson Historical Society would like to own the building, because it does not make sense for them to take on a \$50,000 grant for a building they do not own. The Town displayed its unwillingness to preserve the building by voting down the approval of funds at a referendum.

3. **Joseph Parodi moved and Bill Cacciapouti seconded the motion to accept this request and make a favorable recommendation.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Missy Desrochers- Yes
Charlene Langlois- Yes	Greg Lee- Yes	Christopher Nelson- Abstain
Joseph Parodi- Yes	John Rice- Abstain	Robert Werge, Sr.- Yes

The motion carried.

b. **Application 17-10:** John E. Milas, Applicant and Owner of Record. For property at 9 Poulin Dr. Map 3/Block 81/Lot 35/Zone R20, Requesting Home Occupation for bookkeeping business.

1. G. Lee stated that the application was reviewed by staff, and everything seems to be in order.
2. John Milas stated that his clients will be off-site and not coming back and forth to the house. There will also be no signage at the house.

3. **Randolph Blackmer, Jr. moved and Joseph Parodi seconded the motion to approve application 17-10**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Missy Desrochers- Yes
Charlene Langlois- Yes	Greg Lee- 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. Budget Report

1. J. Rice stated that the budget is approximately 76% expended.

b. Director of Planning and Development Report

1. M. A. Chinatti stated that a written report was provided, but she would like to add a few things. She pointed out a piece of correspondence that was provided that night, which was for a workshop to build rain barrels, sponsored by the Eastern CT Conservation District. There will be a second public informational meeting on June 1st at 6:30 PM at the Library to discuss the mill at 929 Riverside Dr.
2. J. Rice asked for more information about the Interim ZEO. M. A. Chinatti stated that Ann Brown was chosen as the Interim ZEO. She is a retired ZEO who worked in the field almost 30 years. She is very accommodating and helpful.
3. R. Werge, Sr. asked why the Interim ZEO is working fewer hours than the previous ZEO was. K. Beausoleil stated that she is filling in temporary while the BOS works on hiring a permanent person. She believes she can get the work done in 14 hours per week, and believes she will be hard-pressed to fill those 14 hours as she believes 14 hours is more than enough.
4. R. Werge, Sr. asked if the First Selectman would be open to adding an hour or two if the Commission wants her to attend a meeting, and K. Beausoleil answered affirmatively.
5. R. Werge, Sr. asked members to read the 'Miscellaneous' section of the Director of Planning and Development report.

- 9. Correspondence – (*sent only via email)
 - a. Agenda: Planning and Zoning Commission, May 22, 2017.
 - b. Minutes: PZC Regular Meeting April 24, 2017
 - c. Budget Report
 - d. *Agenda and Minutes: Zoning Board of Appeals, March 13, 2017.
 - e. Received April 26, 2017: Letter from Town of Thompson Conservation Commission Re: Thompson Ban on Hydraulic Fracking Waste from Gas and Oil.
 - 1. J. Rice stated that an ordinance is being proposed to ban fracking waste, but suggested that if the ordinance doesn't materialize, the ban could be incorporated into the Zoning Regulations.
 - f. *Received April 27, 2017: Town of Douglas Planning Board Notice of Public Hearing.
 - g. Received May 5, 2017: CT Federation of Planning and Zoning Agencies Quarterly Newsletter.

- 11. Signing of Mylars: None

- 12. Old Business

- 13. New Business
 - a. Appointment of Interim Zoning Enforcement Officer, Ann Brown
 - 1. G. Lee stated that he was in the office to meet Ann Brown. The office is well kept, she was very professional and answered all the questions he had. He stated that she is doing a great justice by helping out the Town.
 - 2. **John Rice moved and Joseph Parodi seconded the motion to approve the appointment of Ann Brown as ZEO on a temporary basis.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Missy Desrochers- Yes
Charlene Langlois- Yes	Greg Lee- Yes	Christopher Nelson- Yes
Joseph Parodi- Yes	John Rice- Yes	Robert Werge, Sr.- Yes

The motion carried unanimously.

- 14. Commissioners' Comments
 - a. J. Parodi stated that he has been working on the aquifer protection regulations, and hopes to have them ready for next month's sub-committee meeting.
 - b. K. Beausoleil stated that there is an EDC Branding/Identity meeting on May 24th at 6:30 PM at the Library, and everyone is encouraged to attend.

- 15. Review of ZBA Applications: None

- 16. Next meeting
 - a. Monday, June 26, 2017; 7:00 PM, Merrill Seney Room, Town Hall.

- 17. Adjournment
 - a. **Joseph Parodi moved and Randolph Blackmer, Jr. seconded the motion to adjourn. The motion carried.**
 - b. Greg Lee adjourned the meeting at 7:39 PM.

Tina Fox
Recording Secretary