



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, June 26, 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.	Bill Cacciapouti	Mike Krogul
Charlene Langlois	Greg Lee	John B. Lenky
Joseph Parodi	Charles Paquette	

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

b. Absent: Missy Desrochers, Peter Nedzweckas, Christopher Nelson, John Rice, and Robert Werge, Sr.

c. Staff Present:

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

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: None

4. Approve minutes

a. **Charles Paquette moved and Joseph Parodi seconded the motion to approve the minutes of the May 22, 2017 meeting as written.**

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

The motion carried.

5. Applications received

a. **Application 17-11:** Dawna Salkiewicz, Applicant. Joseph Salkiewicz, Owner of Record. For property at 100 Brickyard Rd. Requesting Home Occupation for "Blissful Acres Wellness"; yoga and qigong classes; a group of physical, mental, spiritual practices for relaxation and rejuvenation.

1. **Charles Paquette moved and Randolph Blackmer, Jr. seconded the motion to approve application 17-11.**

- a. J. B. Lenky stated that the approval is a good idea because it is an out of the way area of a piece of farm land.
- b. G. Lee asked if staff reviewed the application. M. A Chinatti stated that reviewed the application, and based on the aerial view, there is adequate parking.

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Mike Krogul- Yes
Charlene Langlois- Yes	Greg Lee- Yes	John B. Lenky- Yes
Joseph Parodi- Yes	Charles Paquette- 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
- b. Director of Planning and Development Report

9. Correspondence – (*sent only via email)

- a. Agenda: Planning and Zoning Commission, June 26, 2017.
- b. Minutes: PZC Regular Meeting May 22, 2017
- c. Budget Report
- d. Director of Planning and Development Report
- e. *Agenda and Minutes: Zoning Board of Appeals, June 12, 2017.
- f. Received June 19, 2017: Zoning Regulation suggestions from John Filchak.
- g. *Received June 21, 2017: Town of Webster Zoning Board of Appeals Public Hearing Notice (four separate applications).

11. Signing of Mylars

a. Application 17-02, Route 193, LLC, Restaurant Special Permit

- 1. M. A Chinatti stated that she reviewed the Mylars and they meet with the approval of the Commission's site plan.
- 2. **Charles Paquette moved and John B. Lenky seconded the motion to have the Chair sign the Mylars.**

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

The motion carried unanimously.

12. Old Business

a. 861 Riverside Drive – Discussion and Possible Action re Next Steps

- 1. G. Lee stated that M. A. Chinatti created a time line of the Commission dealing with this property for several years due to illegal sale of cars, and they are still in violation.

2. M. A. Chinatti stated that the property owner is in violation of: two cease and desist orders, denial of a certificate of location, and denial of a special permit. Normally, the Commission would forward this to the attorney for legal action. Attorney Byrne provided an approximate amount of \$5,000 to \$10,000 to proceed. First Selectman Ken Beausoleil is concerned about the amount of money, and he would prefer to try other avenues. He and the ZEO were discussing the possibility of using the abandoned motor vehicle ordinance for enforcement, where the ZEO could issue a citation and fine after further notification to the property owner.
3. **Charles Paquette moved and Randolph Blackmer, Jr. seconded the motion to have Attorney Byrnes send a letter and pursue legal action to shut them down.**
 - a. R. Blackmer, Jr. stated that he has a problem with this guy blatantly ignoring the Commission.
 - b. M. Krogul asked if the property owner would be responsible for paying the fines, or the tenant who is selling the cars. He stated that the property owner responsible for paying the fines may put pressure on the tenant to stop selling the cars.
 - c. J. Parodi stated that he read in the Director's report that the landlord said the tenant pays his rent by selling the cars. He asked if the property owner was fined if it would be per day or per car or both. M. A. Chinatti stated that she is not sure how the ordinance reads.
 - d. There was some further discussion.

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

The motion carried unanimously.
4. R. Blackmer, Jr. stated that the First Selectman should also continue to work with the DMV in trying to get the car sales shut down.

13. New Business: None

14. Commissioners' Comments: None

15. Review of ZBA Applications: None

16. Next meeting

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

17. Adjournment

- a. **John B. Lenky moved and Charles Paquette seconded the motion to adjourn. The motion carried.**
- b. Greg Lee adjourned the meeting at 7:24 PM.

Tina Fox
Recording Secretary

