



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, April 28, 2014
Merrill Seney Room, Town Hall

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Chairman Greg Lee called the meeting to order at 7:05 PM.

Roll call and seating of alternates

1. Present:

Randolph Blackmer, Jr.	Greg Lee	Christopher Nelson
Charles Paquette	Joseph Parodi	John Rice
Daniel Touchette	Robert Werge, Sr.	

Alternate William Cacciapouti was seated for John B. Lenky and Alternate Charlene Langlois was seated for Peter Nedzweckas. There was a quorum

2. Absent: Michael Krogul, John B. Lenky and Peter Nedzweckas.

3. Staff Present:

Mary Ann Chinatti, Director of Planning and Development
Ida Ransom, Recording Secretary

Public Hearing: None

Discuss Public Hearing: ZC 2013-02: Town of Thompson Planning & Zoning Commission, to amend Article IX, Section 2 Aquifer Protection Program, Subsections A through I, by deleting the entire section.

1. **John Rice moved and Charles Paquette seconded the motion to keep this section in the regulations but to put a moratorium on enforcement for a period of twelve (12) months because Level A mapping is not completed for APZ-1 and until that is done officially we cannot enforce any of the regulations.**

Randolph Blackmer, Jr. - Yes	William Cacciapouti – Yes	Charlene Langlois - Yes
Greg Lee - Yes	Christopher Nelson - Yes	Charles Paquette – Yes
Joseph Parodi – Yes	John Rice – Yes	Daniel Touchette – Yes
Robert Werge, Sr. – Yes		

The motion carried unanimously. The current regulation will stay in place and there is a twelve month moratorium on enforcement of the regulation.

Approve minutes

1. **Charles Paquette moved and John Rice seconded the motion to accept the minutes of the March 24, 2014 meeting as written.**

Randolph Blackmer, Jr. - Yes	William Cacciapouti – Yes	Charlene Langlois - Yes
Greg Lee - Yes	Christopher Nelson - Yes	Charles Paquette – Yes
Joseph Parodi – Abstain	John Rice – Yes	Daniel Touchette – Yes
Robert Werge, Sr. – Yes		

The motion carried. The minutes were accepted as written.

Applications received: None

Applications received after agenda: None

Citizens' Comments

1. Donald Pimental, 40 Starr Road, explained that he and some of his neighbors are requesting a meeting with Town officials to have them come to Starr Road to see what is happening there. He further asked who owns Starr Road and if it is a legal road; the road is 50 feet wide and then narrows. He stated that there were originally five (5) houses and that none were to be developed beyond his.
2. Al Landry read from an editorial in the April 18, 2014 Norwich Bulletin about Senate Bill 405, An Act concerning Public Hearings on Sub-Division Applications and stated that passage of the bill means a loss of citizens rights.
3. Jayson Livingstone, 55 Starr Road, stated that the proposed parking lot is within eye sight of his house and he has issues with the security of the lot.
4. Gail Livingstone, 5 Starr Road, stated that there are plans in the Selectman's Office for the Starr Road development. She stated they had not received any notification and that if her husband had not gone to the Selectman's Office they would not have know what was happening.
5. Jim Pimental, 30 Starr Road, stated that the dust and stones from the unpaved road are terrible. The pavement only goes to his house and no further.

Reports of Officers and Staff

1. Monthly Budget Review
 - a. John Rice reported that travel for the ZEO is not part of the budget since the ZEO was to use a Town vehicle. John Rice will follow through on this.
2. ZEO Report
3. Director of Planning and Development Report

Correspondence – The starred (*) ones were sent only via email.

1. Agenda: Planning and Zoning Commission, April 28, 2014.
2. Minutes: Planning and Zoning Commission, March 24, 2014.
3. ZEO Report
4. Financial Report
5. *Agenda and Minutes: Zoning Board of Appeals, April 14, 2014.
6. From the Eastern Connecticut Association of Realtors, Inc. a copy of "On Common Ground".
7. Dated April 1, 2014, from the CT Siting Council, EM-T-MOBILE-141-140331 – T-Mobile Northeast LLC notice of intent to modify an existing tele-communications facility located at 39 Rich Road, Thompson, CT.
8. Dated April 22, 2014, from the CT Siting Council, the conditions attached to EM-T-MOBILE-141-130331 T-Mobile Northeast LLC's intent to modify an existing Tele-communications at 39 Rich Road, Thompson, CT.
9. Received April 21, 2014 Webster Planning Board public hearing Tuesday, May 6, 2014, 7:40 PM to discuss proposed zoning bylaw amendments.
10. Education Certificates from the CT Federation of Planning and Zoning Agencies for Randolph Blackmer, Gregory Lee, John B. Lenky and John Rice.
11. Dated April 21, 2014 from the Town of Putnam notice of their "Zoning Regulations and Zoning Map Comprehensive Update/Rewrite" with public hearing to be held May 28, 2014 in the Cafeteria at the Putnam Middle School, 34 Wicker St., Putnam.

Signing of Mylars: None

New Business: None

Commissioners' Comments

1. Charles Paquette asked that Starr Road be placed on the May agenda and that the ZEO look into the situation and have the ZEO provide a full report and also attend the May meeting.
2. John Rice suggested that someone check with the Trails Committee to see if they have or are working on an agreement with Mr. Rawson and also to check with the Selectman's Office.
3. It was noted that the Inland Wetlands has a site walk scheduled as a preliminary to a development application.
4. Mary Ann Chinatti stated that the First Selectman, the Inlands Wetlands Officer Marla Butts, ZEO John Mahon and she will be visiting the Starr Road site with Donald Pimental and others on Wednesday, April 30, 2014 at 9 AM.
5. Robert Werge confirmed that Inland Wetlands review and approval are done on an application before the application comes to Planning and Zoning.
6. John Rice will distribute after the meeting the following items.
 - a. Received April 28, 2014 from DEEP comments on the Town of Thompson's proposed deletion of Article IX – this was received too late for the public hearing; the public hearing was closed on March 25, 2014.
 - b. A four page handout with materials from DEEP on Aquifer Protection areas.

Next meeting

1. The next regular meeting will be held Tuesday, May 27, 2014, at 7 PM in the Meeting Room at the Library/Community Center.

Adjournment

1. **John Rice moved and Robert Werge seconded the motion to adjourn. The motion carried unanimously.**
2. Chairman Greg Lee adjourned the meeting at 7:32 PM.

Ida Ransom
Recording Secretary