



# TOWN OF THOMPSON

Planning & Zoning Commission

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## PZC Meeting Minutes

Monday January 22<sup>nd</sup>, 2024, at 7:00 PM

Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North

Zoom:

<https://us02web.zoom.us/rec/share/fd20CsBP3h0X50Lsc26XWZh4u0D0br1iSx88xl9kV1v7Szylll8Clm8X5-dSdxSY.N6svmNsTsEuAZhVy?startTime=1705968009000>

Passcode: yHRF0J7\*

YouTube:

<https://www.youtube.com/watch?v=YyY-O8IRnng>

### 1. Call to Order 7:00 pm

Chairman Statement – Under Citizens comment – state your name and address, 3 minutes speaking time unless otherwise directed by chair, please address comments to Chair in a civil and respectful manner.

### 2. Pledge of Allegiance

### 3. Roll call and seating of alternates.

Attending: J Parodi Brown, R Blackmer, J Lenky, R Williams, J Salce, M Krogul, A Hill, R Cournoyer, B Santos, K Orr, D Poplawski

Absent: R Robin, J St Onge

D Poplawski seated for R Robin

### 4. Public Hearing

**PZC 23-56 –Mountford Construction, LLC** owner of 0 Logans Lane Map 137, Block 20, Lot 6M Zone Rural Residential Agricultural District (RRAD) request a 3 lot resubdivision, in compliance with 2023 Amended Sub-division Regulations **Article III and Article IV,**  
**Open Public Hearing**

- Terry Gentes, a civil engineer states it's a 3 lot resub-division on a 3.92-acre parcel and explains the lot being divided into three 1.2-1.3-acre parcels. She stated there are no wetlands on the property, soil conditions are decent, they have approvals from NDDH and the DPW

director just wanted them to change out the catch basin which they planned on doing. The fire marshal did have some concerns about the turn around area and they have been addressed,

- J Parodi Brown reads the fire marshal's letter confirming a cistern is not necessary at this time and the turn around area has been addressed with revised drawings attached.
- T Gentes comments that all of this will need to be in the Mylars.
- J Lenky comments and confirms that they changed it to a 60-foot-wide turn around
- A Hill asks if there is a lot of snow where is it going?
- T Gentes explains it's a 16-foot-wide driveway and they can plow straight down so there is room for the snow
- B Santos asks if the 16-foot-wide driveway is wide enough for 2 vehicles to pass on T Gentes says yes, they can pass. B Santos asks when they talk about these projects and make the required agreements for the Declaration of Logan's Lookout and By Laws of the Logan's Lookout Homeowners' Association, they are just saying that they have established an agreement. **and just put note that people understand they have to plow the driveway.** What is this? As in are they approving the association agreement? And states that he is not comfortable with that, J Salce agrees with him, ZEO states it's in their regs though, Planner comments that she believes the language reads in a form acceptable to town council.
- D Poplawski ask if the driveway is paved T Gentes states the main driveway is paved
- Ron Martin comments stating he has concerns about the electrical. The service was shut down once because they were digging right on top of his electrical line. He would like to know what will happen with that and comments that there is not a lot of frontage there and he doesn't think there is enough room for trash receptacles. Also states that someone pulled a property pin.
- T Gentes states that they have 28 feet of frontage and that there is room for trash receptacles and that they are working with Eversource to resolve the issue
- J Lenky asks about where the power box is on the plans, T Jenkins explains they are typically on property lines but for some reason they put that on power box in the middle of his frontage and Eversource realizes they made a mistake and are working to fix it.
- R Williams asks R Martin if he's happy with what they are telling him, R Martin says he'd like to know how long he will be without power R Williams comments according to them you shouldn't be affected.
- J Lenky comments and explains that Eversource can move the transformer but that that is fully on Eversource and that most likely when they are ready, he will receive notice from Eversource of a very short power outage while they make the new connection.
- D Poplawski comments saying that the plans indicate that there is an electrical easement around the whole property and just wants to be clear they are not creating anything new, and that the transformer will be moved within the already established easement.
- J Salce comments and wants to make sure this gentleman understands that the electrical and the property pin and everything will be taken care of and ask if that makes him feel comfortable.
- R Martin comments stating that there were no porter johns on site and guys were jumping out if machines and relieving themselves in the open and had to tell his kids not to look out the window.
- J Salce states that is unacceptable!
- B Santos asks if the 28 feet of frontage was already established, T Gentes says yes
- J Parodi Brown asks if they've been in communication with all departments ZEO confirms they have been and has no concern on her end.

- B Santos moves to close 2<sup>nd</sup> by J Salce all in favor

5. **Discuss public hearing.**

- J Lenky moves to approve 2<sup>nd</sup> by J Salce J Parodi Brown asks J Salce and J Lenky to include their conditions
- ZEO asks what the conditions are.
- J P Brown states he would like to see updated turn around, the replacement of the property pin and electrical
- R Williams asks about the driveway if he was asking if its paved or about the turn around J P Brown confirms he was referring to the turn around
- D Poplawski states they should include the catch basin
- B Santos says to just reference the Jan 9<sup>th</sup> letter D Poplawski agrees and amends his condition
- J P Brown states the condition is to follow the January 9<sup>th</sup> letter from the DPW
- D Poplawski moves to amend his motion with the condition of the Jan 9<sup>th</sup> letter J Salce 2<sup>nd</sup> all in favor.

**PZC 23-56 Conditions**

1. Updated turn around.
2. Replacement of property pin
3. Electric transformer moved within electrical easement.

6. Citizens comments

- Keith Razick 56 North Oxford St Oxford MA states he just wants to get his feet wet and wants to develop some land in the area and asks what the significance is of a property pin.
- J Salce and J Lenky explain what the pin is for and why they are so important
- Lenky of Quinebaug Watson road comments what Eversource will most likely do with the transformer.

7. Approve minutes.

- Motion made by B Santos 2<sup>nd</sup> by R Blackmer to approve minutes. B Santos has a condition on page 3 at the top where it says it was asked if they are removing any trees to add a sentence where a 2<sup>nd</sup> question was being asked and that was if they meet all the setbacks, and the answer is yes, they do. R Williams abstained, D Poplawski abstained all in favor

8. Applications received.

**PZC 23-55 Application –Jeffery Humes** owner of 374 Thompson Rd, Map 105, Block, 40, Lot 13, Zone Thompson Common Village District (TCVD) request a Zoning Permit with Commission Site Plan Review to operate a Country Inn with onsite events in accessory structure, Zoning Regulations **Article 9, Section 275-9.2 Table of Permitted Uses #9 and Article 2, Construction and Definitions, Country Inn**

## **Action – Applicant withdrawing Application**

- ZEO states that he would like to re-apply and have the fee waived and is seeking approval tonight.
- Motion made by J Salce by 2<sup>nd</sup> by A Hill to waive the fee all in favor.

**PZC 24-01 Application Ghassan Nayfeh** owner of 15 Market Lane, Map 169, Block 93, Lot 3. Zone DMRD, .30 Acres request to increase existing multi-housing from 8 apartments to 12 apartments (increase of 4 Apartments) Zoning Permit with Site Plan Review by Commission, according to the Town of Thompson Zoning Regulations **Article 12, 274-12.2 #21 and Article 4. 275-4.4 A. and B.**

### **Action - Zoning Permit with Commission Site Plan Review Discussion**

- R Williams asks if he is just doing the 3<sup>rd</sup> floor and about fire escapes and G Nayfeh states yes
- B Santos asks ZEO if the fire marshal needs to look at this ZEO confirms that he does need to and sign off on it
- R Blackmer asks ZEO if she has anything to add to it ZEO states that she went and looked at it and is comfortable with it and thinks it will be a good improvement
- B Santos moves to approve 2<sup>nd</sup> by J Salce all in favor

**PZC 24-02 Applicant John and Cheryl Lowinski** property owner of 90 Thompson Rd Map 87, Block 38, Lot 16 Zone Rural Residential Agricultural District (RRAD) request a 3-lot subdivision, in compliance with 2023 Amended Sub-division Regulations **Article III and Article IV,**

- Motion made by D Poplawski to accept for public hearing.
- Norman Thibeault from Killingly Engineering comments and states that a mistake was made at the time he informed the ZEO that it was a re-subdivision and at that time told him that a public hearing is needed. Since then, N Thibeault realized that he misinformed her and that this is a subdivision and states that they can still proceed with a public hearing if they see fit, but this is an existing 52.5-acre parcel where the owners currently live and have plans for their son with one lot and no plans for the other lot currently. N Thibeault asks the commission to reconsider if they want to proceed with a public hearing and that they are currently in front of the wetlands commission and they have approvals from NDDH
- J Salce confirms with the ZEO that this is just a subdivision
- ZEO comments that when she researched the property, she could not find the original sub-division
- D Poplawski withdraws his motion
- J P Brown tables application to next months meeting

**PZC 24-03 Applicant Arthur Brunner**, property Owner. Dudley Sand and Gravel, Adelina and William Healy of 0 Rachel Drive, Map 83, Block 57 Lot 5, Zone Common Residential District (CRD), .56 Acres, request a Special Permit for Multi-Family Dwellings of three of More Units in compliance with Zoning Regulations Article 8, Section 275-8.2 #7.  
Accept for a Public hearing

- ZEO comments that the application is incomplete and to table it to February's meeting.
- R Blackmer asks when the 65 days starts ZEO concludes that state regs say that even if the application is incomplete and not signed, they still have to accept it
- J P Brown tables application to February's meeting

## 9. Reports of officers and staff

### a. Budget

- R Cournoyer states he has some suggestions and proposals but have not been submitted yet, his 1<sup>st</sup> suggestion is to raise the Zeos hours from 19 1/2 to 25 and a proposal for an assistant for the ZEO the only addition was the professional services total cost for additions is 55 thousand dollars
- ZEO asked if he included administrative assistance. R Cournoyer states it is, shared with wet lands.

- J Lenky asks ZEO if that would help ZEO confirms it will.

### b. Planner

- Reminder that the next workshop for the 65 main project is coming up next Wednesday starting at 6pm. Zoom is also available.
- R Cournoyer comments that he likes the workshops.
- J Lenky comments that Tyra is doing a really good job with it and that it's a really good idea and a great place for someone to start a small business

### c. ZEO Memo

- ZEO comments she has covered everything in her memo and Mr. Jacques is here to speak

## 10. Correspondence

### a. CT Department of Energy & Environmental Protection

- ZEO comments that our contact is now on their website and our website as well

### b. Town of Douglas public hearing

## 11. Signing of mylars (requires a roll call vote)

- a. **PZC 23-48 Applicant** Mountford Construction Company, property owner of 2 Buckley Hill Rd, Map 59, Block 61 lot 62, Zone DMRD .82 acres, request 3 lot subdivision of property According to 2023 Amended Sub-division Article III and Article IV, Zoning Regulations Article 12, 275-12.3.

## Approved – September 25, 2023

- J Lenky moves to approve signing of Mylars 2<sup>nd</sup> by A Hill all in favor

## 12. Old Business

- a. Set a new Date for the May 2024 Meeting. The date voted at the PZC Meeting is Memorial Day.

- Motion made to move meeting to May 20<sup>th</sup> by J Salce 2<sup>nd</sup> R Blackmer all in favor

## 13. New business

- a. Sign Size waiver for 0 Riverside Dr.

- Frank Jacques states some corrections are needed, the address is 865 Riverside Dr and that this is a possibility of building up to 100,00 sq ft not 45,000., F Jacques states that he needs to make incentive for companies to come and signage is important.
- Planner comments that due to the lack of projects like this, this was not top of mind when they made the sign regs and would suggest we start thinking about ways we can amend our internal documents.
- J Salce comments that she likes what he's trying to do there and asks him what he's thinking for the size of the sign. He is thinking 55 sq/ft
- D Poplawski comments that he believes it's a little premature not knowing what the logistics of that area is going to be just to cover him
- J Salce agrees
- A Hill comments that he can think of several signs around that size and thinks the trouble is when you read the regs our new definition of sign doesn't even refer to 275-15-6 H and we should be re writing our regulation.
- R Blackmer comments he agrees with A Hill but that he's more worried about the position of the sign.
- D Poplawski comments that he feels like they have come to agreement that the commission will work with him
- R Williams comments about the traffic visibility down the road for the neighbors
- D Poplawski asks about lighting the sign F Jaques says no lights unless it's a storage facility
- B Santos comments saying use something for your presentation, and we can work out the details later
- B Santos asks about the neighbors
- J Lenky says it's the Sunnyside market with apartments next to it. And talks about the width of the entrance and how far off the road most signs are in town and confirms that its wide enough to put the sign in the middle and have an in and an out and out of line of site to traffic.
- R Blackmer comments that he would like to see them agree to talk about it and that they will work together but is more concerned about the location.
- K Orr comments about the neighbors and the fence
- R Williams comments that they already have it blocked off and their vision is already impaired
- Planner comments not to worry and that the commission will absolutely work with him
- J Salce agrees that the key is that they are working with him on this

b. Robinson & Cole Notice of Exempt Modification – Facility Modification, 720 Quinebaug Rd

14. Review of ZBA Minutes

15. Citizens Comments

- F Jacques comments that he heard that the fire department wants to expand, and that his property is exactly across the street from the fire department and suggest that some of that land could possibly be donated to the town for the fire department

16. Commissioners Comments

- J Lenky has pamphlets to pass out to everyone about where you sit in the room to talk to the commission and how the location matters, and he feels that it went very well tonight set up the way it was and that it made people feel more comfortable
- J Salce agrees
- R Cournoyer comments he has break outs for the assumptions of the budget if anyone wants one

17. Next meeting February 26<sup>th</sup>, 2024

18. Adjournment

- J Salce moves to adjourn 2<sup>nd</sup> by A hill all in favor
- Adjourned at 8:32 pm

Respectfully Submitted, Kevin Calabro, **Recording Secretary**

These minutes have not yet been approved by the Planning and Zoning Committee. Please refer to the next meeting's minutes for approval of, and/or amendments to, these minutes.