



TOWN OF THOMPSON

Planning & Zoning Commission

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PZC Meeting Minutes
Monday April 22, 2024, at 7:00 PM
Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North

Zoom:

<https://us02web.zoom.us/j/84451234567>

Passcode: 2ST%Yr42

YouTube: <https://www.youtube.com/watch?v=B7GeTwuCTqQ>

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, R Robin, B Santos, K Orr, J. St Onge, D. Poplawski
Staff Attending: C. Dunne – Zeo, T. Penn-Gesek – Director of Planning & Development, R. Roberts – Halloran & Sage (Town Counsel)
No alternates seated.

4. Public Hearing

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**

- D Blanchette from J&D Civil Engineers explains the project is a 4-unit multi-family dwelling. He explains the site conditions and previous use as a water tower. The current proposal includes a paved driveway and significant design work for stormwater drainage. Also states that tests have been done on soil and concrete. Lead was found, but a permissible amount according to standard guidelines. No asbestos was reported in the test results. He believes the proposal meets all criteria for zoning. D Blanchette also describes the size of the lot as .56 acres.
- ZEO asks how he calculated the size of the lot. D Blanchette explains that it includes the lot itself plus the two utility access areas.
- ZEO explains the extent to which the application complies with regulations also states that there is not enough frontage.
- D Blanchette comments that it should be grandfathered in as an existing non-conforming lot.
- Town Attorney R. Roberts comments and states that would only be “grandfathered” in for a single family dwelling.
- J Lenky asks how the easement can be included in the property.
- Town Attorney comments that it is fee-ownership not an easement

- Brendan Harney 50 Rachel Dr states he has a letter from the Town Assessor that says building a multi family home in this neighborhood will decrease property value and states that its in the town regs that they would not approve such projects that would devalue homes and is concerned about safety because there is no room for a fire truck also states that there is not enough driveway frontage.
- Anne Marie Orn 44 Rachel Dr states her issue is the fence and snow removal and safety and all the heavy equipment shaking the ground and possible damage to homes.
- Stephan Goulter 36 Rachel Dr has a petition signed by 106 people against the project and explains many issues with drainage and snow removal explains he does snow removal for a living and states it can't be plowed and is also extremely concerned about safety.
- Stephanie Plasse 49 Rachel Dr explains her concerns of privacy and safety with traffic and thinks it's a bad idea.
- Bruce Lefler 54 Rachel Dr agrees with all his neighbors.
- Danielle Noonan 597 Riverside Dr abuts the property and is also very concerned about her children's safety.
- Daniel Berube 20 Rachel Drive comments that he drove trucks for a living and agrees with previous citizen stating that you can't get big equipment up there and thinks the project is a bad idea.
- Ryan Duquette asks if there has been any testing for lead from the paint that was on the old water tower that used to be there.
- ZEO comments that she has test results.
- Paul Lenky comments that he believes that you can't get an accurate reading on the soil because it has been disturbed and the lead has had time to travel in the ground.
- ZEO comments that she had requested testing to be done and she received the results today.
- Josh Butts, Laporte St comments on why he moved to the area and is against the project.
- Fred & Amanda Coding 21 Rachel Dr comments that she agrees with all her neighbors.
- Norman DesLauriers 29 Rachel Dr states he agrees with his neighbors and all the safety issue and points out many issues and that it's a single-family home neighborhood also states the owners have not been a good neighbor letting the property go to waste and not paying taxes.
- Chad Pease 587 Riverside Dr comments that he agrees with what everyone said.
- Jeff Noonan 597 Riverside Dr asks how they are coming up with the land area size D Blanchette repeats how the lot size was calculated.
- Stephanie Plasse 20 Rachel Drive comments on her father's behalf and that he is concerned about it being a burden on the public utilities. D Blanchette comments he made an inquiry to CT Water, and that the utility company did not indicate any concerns.
- Planner reads Steph Macgregor's comments in the zoom room asking how they get the concrete off the site J Lenky explains.
- B Santos thanks everyone and moves to close the hearing. There is no second to the motion, so the motion to close fails.
- J Salce comments thanking everyone as well and asks why this property owner has not paid their taxes and that this is a residential neighborhood and should be a single-family home and is truly concerned about everyone in the room
- Brendan Harney 50 Rachel Dr comments that he doesn't want them jack hammering because the asbestos in the concrete will go airborne. D Blanchette explains they took a sample of the concrete from the site to the lab for testing, and that asbestos was not indicated.
- Steph Macgregor comments in the zoom chat that she is concerned about the weight of the trucks coming in and out.
- R Williams doesn't agree with project
- R Counoyer comments he is amazed at how many issues are on this property and states that it should be 3rd party testing. D. Blanchette replies that the tests were analyzed by a State certified lab.
- R Robbin asks if anyone has tested the neighboring properties for lead because lead moves and that testing on that property should be done on the property lines because how lead moves. D. Blanchette responds that he does not have authorization to enter other private properties to conduct tests.
- B Santos moves to close the hearing 2nd by R Williams all in favor

Public Hearing

PZC #24-08 Applicant Robert Cassin, Property Owner Sea Realty LLC, 347 Riverside Drive, Map 85, Block 51, Lot 4, Zone TCDD, request Special Permit for a Used Car Dealership and Auto Repair Location according to **Zoning Regulations, Article 11. 275-11.2 #9 and Article 4, 275-4, A. B. and C.**

- R Cassin states that he'd like to open a used car lot
- ZEO comments that he meets the requirements. She had asked for a parking plan which he has provided.
- B Santos asks how he plans on handling contaminants such as oil and gas. R Cassin states he will not be doing oil changes or changing other fluids.
- J Lenky asks how many cars he will have. R Cassin states 10
- D Poplawski asks what he's allowed to have for quantity of cars he can have on site. R Cassin comments he doesn't believe the state has a cap. The Town Attorney concurs that there is not a limit set by the State.
- B Santos moves to close hearing 2nd by J Salce all in favor

Discuss Public Hearing 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**

- B Santos comments that there have been a lot of comments of great concern on the property and that it's the commissions duty to review all information and work for the people in the community. B. Santos moves to deny **PZC 24-03 based on non-compliance with the regulations for road frontage and sight-lines.** second by J Salce, J Lenky asks to amend the motion to add article 1 section 2 which B Santos reads to the room. B. Santos amends his motion as requested, and J. Salce amends her 2nd as requested. Chairman J. Parodi-Brown clarifies that a "Yes" vote is to deny the application, while a "no" vote would approve the application. All in favor **PZC 24-03** is denied unanimously.

PZC #24-08

- B Santos moves to approve **PZC #24-08** with the condition of the limit of 10 cars. 2nd by J Salce. All in favor. PZC #24-04 is unanimously approved.
- J Parodi Brown moves to amend the agenda to include under item 11 signing of mylar PZC 23-56 with listed conditions 2nd by J Lenky. All in favor.

5. Citizens comments – None

6. Approve minutes

- Motion made by J Lenky to accept 2nd by J Salce. J Parodi Brown and M Krogul abstained all others in favor

7. Applications received

PZC #24-11 APPLICANT Ishwara Sharma, 1 Rattan Road Realty Trust, owner of 1410 Thompson Rd, Map 114, Block 27, Lot 21, Zone RRAD, 49.53 acres, Special Permit for Multi-Housing 16 single family homes, 4 duplexes, community building according to The Town of Thompson Zoning Regulations, **Article 7, 275-7.2 #14 and Article 4, 275-4, A. B. and C**

- B Santos moves to accept for public hear at meeting May 20th 2nd by A Hill all in favor

8. Reports of officers and staff

a. Budget

b. Planner

- Comments that Killingly AG student debate is scheduled for Thursday at the Library and the public is invited to attend. They expect it will take an hour.
- The 65 main project is ongoing and will be meeting a week from tonight on April 29th and is open to the public.
- Planner did not prepare any additional material for the upcoming proposed annual update of zoning regs for this meeting. She would like to schedule a subcommittee meeting in May or June to prepare a draft to present to residents ahead of a public hearing.

c. **ZEO Memo**

9. Correspondence

- a. Town of Dudley Notice of Public Hearing Proposed Zoning Amendment

10. Signing of mylars (requires a roll call vote)

- J Lenky moves to authorize the chair to sign mylar for PZC 23-56 2nd by R Williams all in favor

11. Old business

- a. PZC 22-26 520 Riverside Dr, 10' extension of car wash building
- ZEO comments that he's just adding 10 feet towards the back of the property, it's not changing any frontage.
 - A Hill asks about the water treatment. N Patel states there is a water treatment plan.
 - R Blackmer moves to accept 2nd by J Salce all in favor.
- b. Legal Ruling on Citizens' comment on checking legal business name on applications.
- ZEO Reads the town attorney's response that that should be the responsibility of the applicant.
 - B Santos comments that he was able to find out a lot of information about a particular property very quickly online.
 - Town Attorney comments that the Commission should approve or deny applications based on their compliance with the zoning regulations, not based on tax status. The ZEO concurs.
- c. 240 Brickyard Rd, Gravel Operation Update,
- ZEO states she had a nice conversation with the property owner but he's not ready to close the gravel operation and will call when he is ready.

12. New Business

- a. Violation 365 Riverside Dr
- ZEO comments stating why they brought the cars there and that they are removing the cars and that they have 6 left which have been given one month to finish removing. ZEO is asking for authorization to send violation if they don't.
 - Motion made by J Parodi-Brown to authorize ZEO to send violation 2nd by B Santos all in favor.
- b. Northeast Site Solutions, 720 Quinebaug Rd T-Mobile Cell Towers Modification
- Request to Remove and Replace several towers. The complete plans are in the Zoning Office for review.
 - October 28th PZC monthly meeting – at the library due to early voting. Planner comments she will be on vacation on October 28th so someone else will need to host the zoom platform.

13. Review of ZBA Minutes

14. Citizens Comments

- Valerie Clark comments on why she comes to all these meetings and commends the commission for a good job done tonight.

15. Commissioners Comments

- Planner comments they have hired someone for the Wetland Officer/Conservation Agent position.
- M Krogul comments that he doesn't agree with combining lots to make them less non-conforming
- R Williams comments that in his opinion the assessor shouldn't be able to combine land

16. Next meeting May 20, 2024 at the Library.

17. Adjournment

- J Parodi Brown moves to adjourn the meeting 2nd by J Salce all in favor meeting adjourned at 8:48

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.

