



## MINUTES

### TOWN OF THOMPSON

#### ORDINANCE REVIEW COMMITTEE SPECIAL MEETING

THURSDAY, JULY 9, 2020 @ 8:00 AM

MERRILL SENEY COMMUNITY ROOM – TOWN HALL

PRESENT: Al Landry, Richard Trudeau, JoAnn Hall, Celeste Guimont

ALSO PRESENT: Amy St. Onge, First Selectman; Tyra Penn-Gesek, Town Planner; Richard Benoit, Public Works Director; Paul Hopkins, Assessor; Donna Hall, Recording Secretary

Al Landry, Chair, called the meeting to order at 8:03 AM.

- 1) Accept Minutes of the 03-12-2020 Ordinance Review Committee Meeting  
Dick Trudeau made a Motion to approve the Minutes, JoAnn Hall noted her name is misspelled throughout the Minutes & under Item #7 Members Comments, 2<sup>nd</sup> bullet, she was not the one who stated "ORC members are indefinite & do not need to be sworn in again", discussion ensued, it was Al Landry who stated that fact. JoAnn Hall seconded the Motion to approve the Minutes with these corrections. All in favor, Motion carries.
- 2) New Business
  - a) Revised Proposed Blight Ordinance  
Tyra Penn-Gesek, Town Planner, was present to review & discuss the proposed blight ordinance that she drafted. Donna handed out the revised draft ordinance to members. Al has only reviewed up to Section 9 as that was the last draft he received. Discussion & review ensued. Al Landry suggested adding language to Section 2.A., specifically listing the applicable agency or officer to contact. For example, if there's a property with accumulated garbage, refuse, or vermin to contact the NDDH; if there's junk vehicles, contact the ZEO; if there's structural failure, etc., contact the BO; if there's criminal activity, contact the State Police; multi-family dwellings are under the Fire Marshal's jurisdiction; etc. Al feels it's important that people know which agency to contact. Dick suggested also listing the applicable codes these blights &/or compromises apply to in the applicable Town/State/Federal regulations. Tyra thought that may be a problem listing specific areas of codes as the blight &/or compromise could possibly be affected by several codes throughout the regulations. Dick asked in Section 2.D. 3<sup>rd</sup> bullet, who determines a structurally faulty foundation? After discussing, that would have to be determined by a Professional Engineer. Who pays for that? Also, some plurals & typos were pointed out. Section 3 was reviewed & OK.

Section 4.B. discussion regarding who decides which provision will prevail, Tyra explained the higher standard of a provision would prevail. Members began discussing Section 5 Exempt Property & the fact a property would be exempt if they obtained a current, valid building permit. Members suggested removing this section entirely, Tyra agreed & will look into the relevancy. Section 6 was reviewed, the Town will have to hire a Blight Officer, another position the Town will have to fill & fund. Section 7 was reviewed & OK. Section 8. A., was reviewed & discussed, Al Landry, feels inspections should be made in person, not by drone or any other technological device & suggests adding verbiage "must be observed in person by Blight Officer." Members agreed. Dick asked who the "registrant" is in this section?? Tyra was unsure, she will research & let the members know. Al Landry asked if definitions would be added, Tyra stated they could be, for example, "registrant". Al Landry suggested they resume their review on Section 9 at next month's meeting so he has time to review that section before discussing. JoAnn Hall asked in Section 9.B.4. what the date July 1, 1997 references? Tyra explained that date refers to when liens were enacted in the CT. General Statutes for the purposes of Town civil penalties. Celeste pointed out some typos & plurals. Celeste also noted any applicable fees &/or fines would need to be added to the Ordinance Fee/Fine Schedule. Will resume review at next month's meeting at Section 9.

Al Landry made a Motion to add the Assessor, Paul Hopkins, to the Agenda as Item 2.B. for discussion of Ordinance #10-048 Veteran's Tax Exemption, seconded by Dick Trudeau. All in favor, Motion carries.

- b) Paul Hopkins, the Assessor, was introduced to members of the meeting. He explained that there are clerical errors in the Veteran's Tax Exemption Ordinance #10-048. The existing Veterans Tax Exemption Ordinance states pursuant to the CT General Statutes, 12-81(f), which is incorrect. It should state pursuant to the CT. General Statutes 12-81(f)1 and also 12-81(f)2. It's just a typo error but incorrect just the same & needs to be corrected. Al requested of Paul to write the correction up so members have the correct language & give to Donna for the next meeting.

JoAnn Hall made a Motion to correct the clerical language in the Veterans Tax Exemption Ordinance #10-048 per the Assessor, seconded by Al Landry. All in favor, Motion carries.

### 3) Old Business

- a) Transfer Station Ordinance #10-021 Review with Director of Public Works  
Richard Benoit, Director of Public Works, was present to review the ordinance & answer questions. Donna passed out the Transfer Station Advisory Committee meeting Minutes of 01-23-20 & a list of corrections &/or changes proposed by the Advisory Committee. Rich stated the Town is having difficulty disposing of demolition material i/e sheetrock, shingles, etc. They are at risk of being thrown out of the incinerator vendors. The incinerator vendors acceptable disposal items change regularly, therefore, what the Town can accept also has to be modified as the Town can't dispose of certain items any more Al questioned the



Municipal Solid Waste (MSW) procedure. Rich explained the process to members. Members reviewed the ordinance & Advisory Committee's Minutes last month. Section 1. Definitions; the Bulky Waste definition needs to be rewritten, construction & demolition debris, roofing shingles, sheetrock, all need to be removed as they are no longer accepted at the Transfer Station. Section 2 was reviewed & OK. Section 3 was reviewed & OK. Section 4. Enactment of Regulations; the first sentence needs to be rewritten to read "The Director of Public Works in conjunction with the Board of Selectmen are hereby authorized..." Discussion ensued. Rich suggested adding "Materials & policies are subject to change." Members agreed. Section 5 was reviewed & OK. Section 6. Fees & Fines; the last sentence in this section needs to be rewritten to state "The fee for yearly permits issued after May 1 will be at a reduced rate of the annual fee." Sections 7&8 were reviewed & OK. Section 9. Collection & Transport; members discussed any possibility of enforcing covered loads. Rich explained it's very difficult to enforce & police. Al suggested having the Transfer Station have covers on hand to sell to people entering the dump if their load is not covered. JoAnn suggested forcing people to buy a cover for their loads when they buy their dump sticker. Discussion ensued. Rich again stated it's very hard to enforce & people won't want to buy a cover regardless, then how do you police it? He's spoken with several other Town Public Works Directors & all towns have the same problem. The towns end up with garbage, bulky waste, etc. being deposited on dirt roads, private property, etc. throughout the town if we make it too costly for people to afford. Section 10. Littering has a typo. Section 11. Unlawful Depositing of Materials; reviewed & OK. Section 12. Prohibiting Improper Storage; discussion ensued, Rich explained this is referring to private property, which the Town has no jurisdiction. This improper storage of garage, rubbish, etc. is under the jurisdiction of NDDH. Members agreed. Sections 13-18 were reviewed & OK.

- b) Driveway Ordinance #10-053 Review with Director of Public Works  
Richard Benoit, Public Works Director was present to review the ordinance & answer questions. Celeste pointed out in the first paragraph of the ordinance, the verbiage previous amendments are "rescinded &/or repealed." Members agreed. Sections 1+2 were reviewed & OK. Section 3. Procedure; Donna explained that Driveway Permits were originally obtained through the Selectmen's Office, for the past ten years or so, they've been issued through the Building Office in conjunction with the Public Works Director, therefore this whole section needs to be rewritten to state the Building Office where applicable. Celeste pointed out a typo in this section as well. Also, wherever the word "Board" is referenced in this section, needs to be replaced with "Director of Public Works". Section 4. Standards; Dick questioned subsection 4.7 driveway aprons. Rich explained the reasoning for the driveway apron is to prevent the roadside deterioration. Discussion ensued. Rich suggested changing the driveway apron dimensions, keeping the 15 ft. in width, by a minimum of 10 ft. in length. Members agreed. Rich also explained the issues the Town has been having with the current building boom that's on going. In relation to dead end

streets, cul-de-sacs, rights of way, etc., the driveway apron doesn't always necessarily abut the Town's right of way. He would like language added that states "The driveway apron must abut the Town's existing edge of asphalt." Discussion ensued, members agreed to add this language. Section 5. Jurisdiction: this section currently states Board of Selectmen jurisdiction only, members agreed to add "Board of Selectmen & Director of Public Works". As the DPW is the person reviewing, inspecting, & signing off on the Driveway Permits. Section 6 was reviewed & OK. Rich would also like the cost of the Driveway Bond increased from \$1,000.00 to \$2,000.00, with the inflation in products, costs just keep rising, therefore the bond needs to be increased to cover the cost. Members agreed, will increase the bond to \$2,000.00.

Al Landry made a Motion to approve the changes as discussed, seconded by JoAnn Hall. All in favor, Motion carries.

c) Recreation Commission Ordinance #10-039

Awaiting more information from the Recreation Director & the Recreation Commission.

d) Code of Ordinances History Book Update by Celeste Guimont

Celeste briefly updated members, since COVID-19 began she has been unable to enter the Town Hall to do any further research, so nothing has been done. Once these health & safety concerns are lifted, she will resume the research on the historical ordinances.

4) Citizen's Comments – None

5) Discuss 2021 Meeting Dates & Time

Donna passed out a 2021 Meeting Date Calendar for members to review. They will meet the second Thursday of the month at 8:00 AM in the Merrill Seney Community Room of the Town Hall, on an as needed basis. Members reviewed the calendar dates & approved.

JoAnn Hall made a Motion to accept & approve the 2021 Meeting Calendar for the Ordinance Review Committee, seconded by Celeste Guimont. All in favor, Motion carries.

6) Member's Comments – None

Members discussed the next meeting date. The next Ordinance Review Committee meeting will be held on Thursday, August 13, 2020, at 8:00 AM in the Merrill Seney Community Room of the Town Hall.

7) Adjourn

The meeting was adjourned at 9:32 AM.

Respectfully Submitted,

*Donna M. Hall*

Donna M. Hall,  
Recording Secretary