



TOWN OF THOMPSON

Planning & Zoning Commission

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Minutes – PZC Regular Meeting

Monday, October 25, 2021 at 7:00 PM

Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

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1. Call to Order, Roll Call, Seating of Alternates

Dave Poplawski

Alvan Hill

Michael Krogul

John Rice

Randy Blackmer

Brian Santos

Joseph Parodi-Brown

Seating: Alvan Hill was seated for Missy Desrochers, Brian Santos was seated for Charlene Langlois and Dave Poplawski was seated for Robert Werge Sr.

Absent: Missy Desrochers, Robert Werge Sr., Christopher Nelson, Charlene Langlois, Christine Chatelle, John Lenky

Staff Present: Cindy Dunne, ZEO; Tyra Penn-Gesek, Planner, Amy St. Onge, Selectman, Gloria Harvey, Recording Secretary

2. Public Hearing

PZC Application #21-31 Applicant Inn Acquisition Associates, Andrew Silverston and property owner of 286 Thompson Hill Road, Map 103, Block 40, Lot 2, Zone, Thompson Common Village District, TTCV, requesting a Public Hearing for a 2-lot re-subdivision, Subdivision Regulations, Article 111, Section 4A, 1.

Revised Site Plans received in the record on 10/20/2021

Joseph Parodi-Brown disclosed that he lives in property owned by the Trinity Foundation which is listed as property owners of the abutting properties and has no financial or personal interest in this matter.

Andrew Silverston, owner of Lord Thompson Manor for the last 30 years gave a brief overview of project. Last year Lord Thompson Manor had a zoning change which now does not require him and his wife to live in the manor. As a result of the zoning change, he is subdividing a two-lot field to build a one-lot single family home. This lot is not associated with the manor and he has an agreement with the Town of Thompson to not expand the manor.

Daniel Blanchette of J & D Civil Engineers, the surveyor and civil engineer for this project commented that the project is located on Route 200 east of I395. The property is 36 acres in size and abuts Terrace Drive. Mr. Silverston is proposing one new single-family home located on 4 acres in size, leaving 32 acres with the Lord Thompson Manor. The new lot has 50 feet of frontage on a public road on paper only and there is not going to be any construction and there is an access strip which cuts through wetlands and will never be used as a driveway. Mr. Silverston will use the existing driveway that cuts up to the manor to access his new house. This driveway is already shared by 4 houses and with Mr. Silverston's new house there will be five houses sharing that driveway. A site plan was presented and Daniel Blanchette stated that no wetlands will be disturbed because of this project. NDDH and Health Department

approved the plans. All approvals have been received. Certified mailings have been sent to all abutters. He further stated that the reason they are building a house is because they want to live there for the long term, they are not building it to sell, and they want to make it sustainable with geothermal and solar roofing. He further stated that this is a unique opportunity because there is a large open field with no trees. Mr. Silverston stated that the one-family house lot passed wetlands and perked.

Robin Paquette, 36 Terrace Drive commented that 5 properties already share the driveway and two other lots will make it 6 and 7 properties which will exceed the amount of driveways allowed in the Regulations.

Bernadette Guercia, 32 Terrace Drive, stated appreciation for board and expressed concern about the commercial use of the manor giving more people access to use this shared driveway. She also stated that she loves to have backyard neighbors but is concerned about the future. She asked the Commission to please consider what this re-subdivision will do further down the line in the future on how the community grows and develops.

Gavin Paquette, 36 Terrace Drive, questioned the maintenance and care of the shared driveway and how the houses will be numbered. The ZEO replied that the Building office and Fire Marshall number houses. Mr. Silverston stated that the shared driveway is plowed and will continue to be plowed by the same person who has been plowing it for the last 30 years.

Dan Blanchette addressed interior lots and stated that they are creating an interior lot surrounded on both sides by a regular lot. He also advised his client that a Driveway maintenance agreement should be put in place to define who owns what and how those maintenance costs are addressed. Mr. Silverston said that he will have a deeded right to use the shared driveway just like the other four parties that use the shared driveway. Mr. Silverston stated that the Paquettes have two other access roads which are Terrace Drive and Sunset Hill Road.

Randy Blackmer questioned if Lord Thompson Manor owned the driveway and the reply was Lord Thompson Manor owns the driveway, four people share the driveway and the proposed house will be the fifth.

Brian Santos questioned if open space was a requirement on the property and Mr. Silverston replied no. Brian Santos also asked for reconfirmation of the shared driveway and was told that there are currently four parties who share the driveway and this proposed lot would make it five.

Raymond Williams asked if the other four lots were subdivided off Lord Thompson Manor property? Mr. Silverston replied that the 100-acre parcel was owned by another company which bought the property from Marianopolis and this partnership subdivided it. One of the partners took all four lots and it was deeded to him.

Chairman Joseph Parodi-Brown read the following into the record:
Dear Commissioner:

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My property is at 18 Terrace Drive (.78 acres) abuts the proposed two-lot subdivision, PZC Application #21-31.

The present line of trees are deciduous and while there is some privacy now there will not be during the late fall and winter months when the leaves have fallen.

Is it possible for the applicant to consider a 40-foot rear setback for the patio instead of the currently proposed 20 feet? This proposal would ensure greater privacy for the applicant and myself.

I thank you for your consideration of my request.
Sincerely,
Elenor Teguis

Mr. Silverston stated that he will build a privacy wall in a place that works for the neighbors as well as the owners once the placement of the house is defined. They respect privacy and will work it into the plans. Mr. Silverston restated that he is looking for a two-lot resubdivision, one additional lot will be 4 acres and Lord Thompson Manor will be 32 acres. Daniel Blanchette commented that according to the current regulations, Mr. Silverston cannot develop another lot because he is out of frontage.

Amy St. Onge, 139 Riverside Drive, stated that the precedent regarding shared driveways is already set, even if it is five, it was set prior to this request.

Randy Blackmer moved and Brian Santos seconded the motion to close the Public Hearing. A "Yes" vote will close the Public Hearing and a "No" vote will not close the Public Hearing.

Randy Blackmer-Yes Dave Poplawski-Yes

Alvan Hill-Yes Michael Krogul-Yes

John Rice-Yes

Brian Santos-Yes

Joseph Parodi-Brown-Yes

The Public Hearing is closed.

PZC Application #21-32 Applicant and property Owner, Wojciech of 1574 Riverside Drive, Map 55, Block 65 Lot 14, Zone, Thompson Corridor Development District, TCDD, requesting a Public Hearing for construction of Commercial Building, Light Manufacturing, Zoning Regulations Article 4E, Section 2-24.

The ZEO's comments are in the monthly memo.

Dan Blanchette, J&D Civil Engineers represented the owner/applicant. He stated the property is located at 1574 Riverside Drive, RT 12 at the MA line. He has a construction company business that does roofing and other types of construction and his business is doing well and he wants to expand. The site is 7 ½ acres with four pockets of wetlands on the site. Drainage was a challenge, however a plan was designed that both J & D Engineers and the applicant is happy with. The proposal is to create a new large garage building, 172 long 100 wide and split up into eight bays. This proposal will disturb approximately 3500 square feet of wetlands, filling the pocket in the center with the building going over it. Wetlands approval has not been received, therefore the applicant is not anticipating a vote this evening. There is approximately 17,000 square feet of building and less than an acre for all the parking. No net increase in stormwater expected and plans are in place to improve stormwater quality. There is an existing house approximately 750'

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away from the proposed site and the hope is to not impact that neighbor in any way. The proposed site is about 125' to Route 12 and have maintained a vegetated buffer about two thirds of the frontage. The proposed plan is designed to make sure it is screened from any neighboring properties. Exterior lights will not cause any light pollution. Applicant will use this property for personal purposes however he will have the option of renting out a bay. The assumption is that there will be about eight employees on site. The septic system is over designed for 20 employees, however it is not anticipated that there will ever be that many. NDDH approval has not been received. Due to a delay in Wetlands, that approval has not been received. An Encroachment Permit is needed from the DOT. The application has been submitted to the DOT and all the DOT's comments have been addressed as well as all the comments from the ZEO. The DOT will issue an Encroachment Permit once approval from the town is received.

Brian Santos questioned the location of the nearest neighbor and Daniel Blanchette responded that it is about 700' away with the building 750 feet away. Letters went out to Dudley residents abutting the property, and the answer was yes. Brian Santos asked if any wetlands will be added and Daniel Blanchette said they are not planning to add any wetlands.

Alvan Hill asked if there was going to be any fuel storage on the site and the owner said that no fuel will be stored on site.

John Rice moved and Randy Blackmer seconded the motion to close the Public Hearing.

Discussion on PZC Application #21-33 followed and Randy Blackmer withdrew his motion to second the motion made by John Rice. Suggestion was made to continue the Public Hearing to next month.

John Rice moved and David Poplawski seconded the motion to close the Public Hearing. Discussion on the motion to close the Public Hearing on PZC Application #21-33. John Rice commented that the Public Hearing be closed and the Commission approve the application conditionally.

Discussion on motion continue the Public Hearing to PZC Regular Meeting on November 22, 2021. The ZEO commented that due to additional information needed from inland wetlands, transportation department, health department that the Public Hearing be continued to the PZC November 22, 2021 Regular Meeting

A "Yes" vote will close the Public Hearing a "No" vote will not close the Public Hearing.
Randy Blackmer-No Dave Poplawski-Yes Brian Santos-Yes
Alvan Hill-Yes Michael Krogul-No John Rice-Yes
Joseph Parodi-Brown-No
Public Hearing is closed.

3. Discuss Public Hearing and Possible Action -

PZC Application #21-31 Applicant Inn Acquisition Associates, Andrew Silverson and property owner of 286 Thompson Hill Road, Map 103, Block 40, Lot 2, Zone, Thompson Common Village District, TTCV, requesting a Public Hearing for a 2-lot re-subdivision, Subdivision Regulations, Article 111, Section 4A, 1.

Randy Blackmer moved and John Rice second the motion to accept PZC Application #21-31.

Discussion on PZC Application #21-31-Michael Krogul asked for clarification on the number of people using the shared driveway and he was told it was 5 which included the proposed new

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lot. Randy Blackmer mentioned that Gavin Paquette does not count because he drives over his mother's lawn. Brian Santos commented that he needs further evaluation of shared driveways. Daniel Blanchette commented that a reasonable condition of approval would be to require a driveway maintenance agreement be submitted with the mylar and Mr. Silverson agreed.

A "Yes" vote would approve PZC Application #21-31 and a "No" vote would not accept.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Brian Santos-No

Alvan Hill-No

Michael Krogul-No

Joseph Parodi-Brown-Yes

PZC Application #21-31 is approved

PZC Application #21-32 Applicant and property Owner, Wojciech of 1574 Riverside Drive, Map 55, Block 65 Lot 14, Zone, Thompson Corridor Development District, TCDD, requesting a Public Hearing for construction of Commercial Building, Light Manufacturing, Zoning Regulations Article 4E, Section 2-24.

John Rice moved that PZC Application #21-32 be approved with condition upon approval of the Inland Wetlands and NDDH and DOT. Brian Santos second the motion.

Discussion on PZC Application #21-32-The ZEO asked when to send out the permits. John Rice responded that Connecticut DOT is looking for PZC approval with conditions prior to issuance of an Encroachment Permit.

Hearing no further discussion, A "Yes" vote will approve PZC Application 21-32 and a "No" vote will not approve.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Brian Santos-Yes

Alvan Hill-Yes

Michael Krogul-Yes

Joseph Parodi-Brown-No

Application #21-32 is passed.

4.

Approve Minutes:

a. September 22, 2021 Subcommittee Meeting Minutes

Joseph Parodi-Brown moved and Brian Santos seconded the motion to approve the Minutes of the Subcommittee Meeting on September 22, 2021. A "Yes" vote will approve the Minutes of September 22, 2021 a "No" vote will not approve.

Dave Poplawski-Yes

John Rice-Abstain

Brian Santos-Yes

Alvan Hill-Yes

Michael Krogul-Abstain

Joseph Parodi-Brown-Yes

Randy Blackmer was absent for the vote.

Minutes of September 22 2021 are approved

b. September 27, 2021 Regular Meeting Minutes

Brian Santos moved and John Rice seconded the motion to accept the PZC Regular Meeting Minutes of September 27, 2021. A "Yes" vote will approve the Minutes of September 22, 2021 a "No" vote will not approve.

Dave Poplawski-Yes

John Rice-Yes

Brian Santos-Yes

Alvan Hill-Yes

Michael Krogul-Yes

Joseph Parodi-Brown-Yes

Randy Blackmer was absent for the vote.

5. Applications:

PZC Application #21-28 Applicant Kristina Thorne, property owner Cody McCall, at 24 Border Trail, Map 164, Block 11, Map 26E, Zone RRD, Requesting a Permit with Site Plan Review for an in-home family daycare, Zoning Regulation Article 4A, Section 2-6.

Below are the Regulation Waivers approved at the PZA meeting on 8/23/2021 Article 3 Section A and Section B which are as follows:

- A. Article 3A, Section 4, Application Requirements:
5, 6, 7, 8, 9, 10, 12, 13, 14
- B. Zoning Permit with Site Plan Review by Commission:
1, 2, 3, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

Other information requested from ZEO review follow:

- A. Delineate entry and exit entrances where the Day Care Center is located at the dwelling.
See Attachment 1. In application
- B. Town of Thompson Regulations, Article 7, Definitions Family Child Day Care allows 6 children full time, including applicant's child, and 3 part time children. Provide information that that is your limit of children.
See Attachment 2 – "Family child care homes In application
- C. State the days and hours of your operation. – Monday – Friday 7:30 am – 5:00pm
See Attachment 3 In application

Photo 1 Parking for Drop off Area

Photo 2 Entrance into Day Care Room

Photo 3 Area of Room 32 x 18 = 576 square feet, being cleared out and remodeled.

Photo 4 one wall the start of remodeling

Photo 5 stairs inside the room, facing room from outside entrance, opening to staircase is on the left, leading up to outside door.

Photo 6 & 7 – outdoor playground

Applicant Christine Thorne stated that she would like to use her basement space for a daycare with 6 children and 3 children part time. She has over an acre of yard and playground space. She is in the process of filling out her application to the State, and State approval is needed for licensing as well as water testing, fire marshal inspection.

Dave Poplawski asked if NDDH approval is required as it was not checked on the application? Septic system, unfinished basement and water quality was also questioned.

Brian Santos moved and John Rice seconded the motion to table Application #21-28 to the PZC Regular Meeting on November 22, 2021. A "Yes" vote will table Application #21-28 to the PZC Regular Meeting on November 22, 2021 and a "No" vote will take other action.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Brian Santos-Yes

Alvan Hill-Yes

Michael Krogul-Yes

Joseph Parodi-Brown-Yes

PZC Application #21-28 is tabled to the PZC Regular Meeting on November 22, 2021

PZC Application #21-33 Applicant Ken Loiselle (Rte 193 LLC) and property owner of 49 Thompson Road, Map 87, Block 53, Lot 8, ZONE Thompson Commercial Development

District, TCDD requesting a Permit with Site Plan Review for construction of an additional food and beverage service establishment, Event Barn, Zoning Regulations Article 4E, Section 2-12

ZEO concerns/questions regarding the application and site plan follow. Comments are made from check list of The Town Thompson Zoning Regulations, **Article 3A, Sections 4 Application Requirement, A., Zoning Per, Simple, and B Zoning Permit with Site Plan Review by Commission and Article 5B Section 5 Parking Standard.**

1. **(B-4)** Proposed buildings, structures, loading areas, access drives and parking, **(B-5)** Loading and parking space calculations.
Site Plan Cover Sheet states under Table of Zoning Requirements, 94 existing parking spaces, 127 Proposed Parking Spaces and page 2, of Site Plan delineates 91 existing parking spaces, with a note that 3 spaces will be removed for new drive and grass area for 20+ employee parking area. Clarify total number of parking spaces and location.
Article 5B Section 5 Parking Standard – 3- Handicapped Parking Spaces requires 4 spaces for 50-100 Standard Parking Spaces. Noted on the site plan are only 3 handicapped parking spaces.
2. **(B-15)** Exterior lighting plan (if required). – Are there plans for any exterior lighting?
3. **(B-19)** An 8 1/2 x 11 inch photocopy of a USGS Quad Map with the project site outlined must accompany the site plan.*

NDDH communication is in the record. Approvals from the Inland/Wetlands Commission pending and are asking for an extension.

Janet Blanchette, J & D Civil Engineers, told the ZEO that they are not ready to present this application and requested that it be tabled to the PZC Regular Meeting on November 22, 2021.

Joseph Parodi-Brown moved to table discussion on PZC Application #21-33 to the PZC Regular Meeting on November 22, 2021. Randy Blackmer second the motion. A “Yes” vote will table Application #21-33 to PZC Regular Meeting on November 22, 2021 and a “No” vote will take other action.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Brian Santos-Yes

Alvan Hill-Yes

Michael Krogul-Yes

Joseph Parodi-Brown-Yes

6. Applications received after agenda posted: None

7. Citizens Comments:

Nadine Edwards, 121 Spicer Road, asked for feedback and clarification to proposed shooting range regulation. She asked if this was going to be revisited and what would be the path to revisit that regulation. She questioned citizen participation in the regulation process.

Brenda Romanic, 131 Pasay Road, - has 93 acres of land with nearly half designated as open space. She expressed concerned in what direction the town is going in and how and why taxpayers are not part of the decisions that are made. She further stated that in 2020 the town was rezoned and new regulations were instituted without taxpayer involvement. Also, she

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asked for clarification on the grandfather category and how open space is going to work for those who are grandfathered. She questioned confidence in the commission.

Raymond Williams 190 Porter Plain Road, said the Planning and Zoning Board are elected to help the people and not govern them.

8. Reports of Officers and Staff:

a. Planners Report

Tyra commented that there is no way a Commission cannot take up an issue if there is a need in the future. The Planning and Zoning Commission is willing to work with Valley Springs, the Rod and Gun and other members of the community to develop a set of regulations that would be favorable to everybody. Currently she has no intention of introducing it to the Commission in the foreseeable future. A revisit could be just a conversation and any individual has a right to raise an issue. The Subcommittee meetings going on right now are addressing the subdivision regulations. Notices are published. Comments from the public are welcome. Tyra also stated that the Zoning Regulation process went beyond and answered every question and the Commission uses all communication available to us.

The first draft of the Subdivision Regulations is completed after spending 6-8 months going through the Subdivision Regulations line by line and the draft has been emailed to the Commission. The current goal is to publish the draft and ask for comments via email to her by the end of the current year. The future goal is to have the amended regulations adopted by June 2022. Tyra also said she is always available by email, phone or in person to answer any questions anyone may have. Tyra addressed the issue of communication and how to get more people involved stating that the town uses the tools that are available to it. Regarding open space requirements, they are in the Subdivision Regulations and we are working right now to strengthen and expand them. John Rice suggested using the electronic board outside of the Town Hall to post meetings for all town commissions in order to better inform the public.

b. ZEO Memo

Waiver on Site Plan Review by Commission

c. Town of Thompson Budget Reports September 2021

John Rice reported that the Planning and Zoning Commission has used 22% of the budget so far.

9. Correspondence:

a. Minutes: Zoning Board of Appeals October 13, 2021

b. Robinson and Cole Facility Modification Cell Tower, 44 Rich Road Letter attached. Record is on file.

c. Town of Webster Planning Board Public Hearing Notice

d. Town of Webster Planning Board Public Hearing Notice

e. Town of Douglas Planning Board Legal Notice of Public Hearing

f. Town of Douglas Planning Board Public Hearing Notice

10. Signing of Mylar: None

11. Old Business:

a. Madison Avenue

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ZEO met with Highway Director Rich Benoit and Property Owner Brian Meehan on Monday, October 25, 2021 at 2pm and submitted her report and information concerning the meeting. DPW Director went over some of the issues. 14 building permits were issue, 8 COO issued by Building Office

- 14 Building Permits issued
- Certificate of Occupancy-8 issued by Building Office, 3 signed by ZEO as instructed at the PZC Meeting December 23, 2019
- Top Coat needs to be completed for Town Acceptance. Selectmen Minutes of December 24, 2019 accepted Madison Avenue with conditions stipulations set forth by PZC.
- Bond is posted
- Based on discussion today with Highway Director Rich Benoit, Property Owner Brian Meehan and ZEO there is no problem with building homes under current building conditions of site.
- Base coat and catch basins will be adjusted to road specs when leveling coat is installed
- Road will be inspected by ZEO and DPW Director before finish coat of 1 ½" is applied

Issues addressed:

- Entrance 55 feet
- Curb Cut 25 feet
- No Drainage Concerns
- Catch basins on the slope will be adjusted as needed on leveling coat
- Present curb on driveways of houses under construction will be cut
- Catch basins in front of driveways delineated on approved site plan 2008 and revised site plan March 10, 2017
- Applicant has agreed to take the island delineated in the site plans out and pave the cul-du-sac for ease of snowplows maneuvering around the cul-du-sac.
- Core samples of road base coat with the base coat of 2" and 1 ¼" of leveling course it is the opinion of the DPW Director that a core sample is not required.
- DPW is satisfied that the current road conditions are acceptable for homeowners vehicle activity. Mr. Meehan is continuing to do road maintenance. His recommendation is to have the ZEO sign off on all the Cos.

Brian Santos asked for confirmation that in June 2022 all the driveway cuts will be in whether there is a house there or not and property owner, Brian Meehan, replied yes that is the plan.

John Rice moved and Randy Blackmer seconded the motion was made to authorize the ZEO sign off on COs after her personal inspection is completed. A "Yes" vote authorizes the ZEO to sign off on the COs and a "No" vote will not.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Brian Santos-Yes

Alvan Hill-Yes

Michael Krogul-Yes

Joseph Parodi-Brown-Yes

12. New Business:

a. Calendar Year 2022 Regular Meeting Schedule

Randy Blackmer moved and Michael Krogul second the motion to approve the 2022 meeting schedule as submitted. A "Yes" vote will approve the 2022 Meeting Schedule and a "No" vote will take other action.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Brian Santos-Yes

Alvan Hill-Yes

Michael Krogul-Yes

Joseph Parodi-Brown-Yes

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b. Complaint of Home Occupation Permit #21-26 approval, 5 Beattie Avenue
Zoning Office and Selectmen's Office received a complaint that the property owner at 5 Beattie Ave was conducting his construction business out of his home. Complainant forward photos of construction vehicles entering and exiting the property.

On August 23, 2021 a Notice of Violation letter was sent to Mr. Robert Gielarowiec of 5 Beattie Ave. The letter requested the homeowner apply for a Neighborhood Limited Enterprise Permit in the Common Residential District. The homeowner and ZEO met at his property to review his operation. After the operation review, I determined that a Home Occupation Permit was the only permit that was needed to continue his operation.

ZEO Based her decision on the following:

- Mr. Gielarowiec is a Sub-Contractor, RG Exterior, Inc., registered with The Connecticut Secretary of State, Commercial Recording Division.
- RG Exterior, Inc Business Address is 5 Beattie Ave.
- 5 Vehicles are listed in the Town of Thompson Assessor office under the name of RG Exterior, Inc. One unregistered vehicle which he is removing, 1 Vehicle used for business, 1 pick-up truck and 1 piece of construction equipment-Bob Cat.
- One Vehicle and contacting equipment are in the Accessory Garage
- Mr. Gielarowiec stated that he is a sub-contractor and uses his vehicle to go his jobs. Occasionally he has 2 or 3 employees and they park their vehicles on his property, which has plenty of room for parking.
- Any vehicles hauling supplies that is shown in the pictures is material he used to build his accessory garage.
- He does his office work at this location.

Based on the above, ZEO approved his Home Occupation Permit but has not sent it to him due to the continuance of the complaint. When ZEO told the complainant that she approved a Home Occupation Permit, complainant asked the ZEO how she can address her objection to the permit. ZEO asked the complainant to come to speak to the commission. If the commission determines ZEO gave the approval according to the criteria of the Home Occupation Regulations then she can appeal the ZEO's decision to the Zoning Board of Appeals.

Homeowners of 1 Beattie Avenue addressed the Commission asked what is Commercial Zoning? The ZEO replied that the Complainant is in a Common Residential District and a Home Occupation Permit is allowed in all of the town's districts as long as it meets the regulation of the Home Occupation Permit. The ZEO presented a list of criteria for a Home Occupation. The Complainant showed a picture of a large truck entering the property and Mike Fitzpatrick responded to the picture presented of a truck with a roll of metal and stated it was for the metal to make the roof on the residential property and there are no plans to drop roofing materials at his home. Roofing materials are dropped off at the job site. Michael Krogul asked if picture was taken with phone and she replied it was but was unable to locate it. The homeowners complained about excessive traffic, a large truck with wire entering the property, 30 to 50 workers and other large trucks. They asked what kind of business in a residential zone does the town allow?

Joseph Parodi-Brown commented that he was sympathetic to the complaints of the homeowners and as he understands the regulations the authority to grant a Home Occupation Permit is given to ZEO and there is no process to review Home Occupation Permits unless the ZEO needs to bring them to the attention of the Commission to make a decision. The ZEO stated that she believes it is okay to have a Home Occupation at 5 Beattie Avenue. ZEO explained when a Home Occupation permit is issued, and the owner does not follow the criteria of the regulations and a complaint is filed, a follow up to the business is conducted. Home occupation permit violations are pointed out and if not corrected then the permit is pulled. If the homeowners disagree with the ZEO approving the Home Occupation Permit the complainant can file an appeal of the ZEO decision to the Thompson Zoning Board of Appeals.

John Rice moved and Randy Blackmer seconded the motion to authorize the ZEO to issue a Home Occupation Permit. A "Yes" vote will authorize the ZEO to issue a Home Occupation Permit and a "No" vote will not.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Brian Santos-Yes

Alvan Hill-No

Michael Krogul-No

Joseph Parodi-Brown-Yes

- c. Discussion of intent of Article 4A Rural Residential Agricultural District (RRAD)-Frontage and Setback Requirements

Discussion of intent of Article 4A Rural Residential Agricultural District (RRAD) Frontage and Setback Requirements follows. ZEO reported that people are asking her if they can have livestock on their property and she referred to Article 4A below:

Article 4A, Section 3 General Development Standards

The following general standards shall apply to **all buildings, structures and uses** in the RRAD, except as these regulations may specifically provide otherwise:

Use	Frontage		Front	Side	Rear
Residential	150'	40'	20'	20'	
Agricultural, Non-Residential, Non-Livestock	150'	40'	20'	20'	
Agricultural, Livestock, Non-Swine	150'	150'	150'	150'	

There is confusion of what the 150' setback refers to when ZEO is asked what are the regulations on permitting livestock, non-swine.

Previous regulations stated Roofed Structures, Fertilizer and Manure was 150 feet setback.

Previous regulations addressed 150 fowl or more was 150 setback

Previous regulations addressed #of horses for riding, boarding stables for 5 horses or more, 10 acres needed, 150 feet setback

Joseph Parodi-Brown stated that the Commission is working with Regulations to see how they are working within the town. Regarding a structure, the interpretation of the Commission is that the 150' setback refers to the structure.

Joseph Parodi-Brown moved and John Rice seconded the motion to add an amendment to the agenda to include item 12d. A "Yes" vote will amend the agenda to include Item 12d and a "No" vote will not.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Brian Santos-Yes

Alvan Hill-Yes

Michael Krogul-Yes

Joseph Parodi-Brown-Yes

Waive Site Plan Review requirements for Fairway Cafe for a structure that was previously used as a restaurant. This request is for a food and beverage service establishment

Joseph Parodi-Brown moved and John Rice seconded the motion to move item 12d as an amendment to the agenda for a potential waiver for property at 27 Main Street.

A "Yes" vote will Item 12d as an amendment to the agenda for a potential waiver for property at 27 Main Street and a "No" vote will not.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Brian Santos-Yes

Alvan Hill-Yes

Michael Krogul-Yes

Joseph Parodi-Brown-Yes

Brian Santos moved and John Rice second the motion to accept 12d waiver request as indicated by ZEO for property at 27 Main Street.

Discussion on the motion to accept Item 12d waiver request as requested by the ZEO-Brian Santos questioned parking and the ZEO replied that adequate parking is available in the back lot and he also questioned the soundness of the structure and the ZEO replied that it is sound.

A "Yes" vote will accept the waiver as requested by the ZEO for property at 27 Main Street and a "No" vote will not.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Brian Santos-Yes

Alvan Hill-Yes

Michael Krogul-Yes

Joseph Parodi-Brown-Yes

13. Commissioners Comments:

Joseph Parodi-Brown commented that he hopes out of the August and September meetings, members of the public will continue to join the Commission at meetings as the Commission continues to work with members of the public showing interest. He also said he is grateful for their feedback.

Alvan Hill stated that the Town follows the Regulations of Chapter 8 of the State Statutes. Any changes should be made by talking to your legislature. The Planning and Zoning Commission follows Chapter 8 to the letter in regards to Zoning.

14. Next Meeting:

- a. PZC Regular Meeting November 22, 2021, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

15. Adjournment

John Rice moved and Dave Poplawski second the motion to adjourn. By unanimous consent the meeting adjourned at 10:09 PM.

Respectfully Submitted,
Gloria Harvey,
Recording Secretary