



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

Minutes –Planning and Zoning Commission Meeting Tuesday, May 26, 2020 at 7:00 PM Zoom Meeting

p. 1 of 11

Topic: Planning & Zoning Commission

Time: May 26, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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Topic: Planning & Zoning Commission

Date: May 26, 2020 06:39 PM Eastern Time (US and Canada)

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Password: 7r%\$Ct2I is this the correct password, it is not on the agenda

1. Call to Order at 7:00 PM

Roll call vote was taken by Chairman Joseph Parodi-Brown

Charlene Langlois Alvan Hill John Lenky

John Rice Brian Santos Missy Desrochers

Christine Chatelle Randy Blackmer Joseph Parodi-Brown

Christopher Nelson Michael Krogul

Alternate Seating: Brian Santos for Robert Werge

Absent: Robert Werge

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

2. Public Hearing:

PZC Application #20-08 – Applicant J.& J Construction, LLC, property
Owner Richard Desrochers, 484 & 486 Quaddick Town Farm Road, Map
158, Block 20, Lot 81 for a Gravel Operation Permit.

Missy Desrochers recused herself from the vote.

Because of a technical defect in the publication of the notice, tonight's Public Hearing on PZC Application #20-08 will be continued to the Commissioners next monthly meeting on June 22, 2020. John Rice questioned the technical defect and Joseph Parodi-Brown replied it wasn't properly posted according to Executive Order 7-I. He further stated that the Executive Order allows for a relaxation of public noticing for Public Hearings provided that the Public Notice be posted in a newspaper or on the website of the Board of the Commission holding the Public Hearing. That did not occur.

John Rice asked if the posting of the agenda on the PZC website would be sufficient. Joseph Parodi-Brown replied that under the advice of Town Counsel the agenda did not meet the requirements of Executive Order 7-I.

John Rice suggested that rather than waiting another month that the Commission consider holding a Special Meeting. John Rice moved and Randy Blackmer seconded the motion to schedule a Special Public Hearing for PZC Application #20-08 on Thursday, June 11, 2020 at 7:00 pm via Zoom. A roll call vote was taken.

Roll call vote was taken by Chairman Joseph Parodi-Brown
Charlene Langlois-Yes John Lenky-Yes Christine Chatelle-Yes
Randy Blackmer-Yes John Rice-Yes Brian Santos-Yes
Michael Krogul-Yes Joseph Parodi-Brown-Yes
The motion carried.

3. **Discuss Public Hearing and Possible Action:** Rescheduled to Special Public Hearing on Thursday, June 11, 2020 at 7:00 pm via Zoom.
4. **Approve minutes:**
April 16, 2020 PZC Special Meeting
Amended: PZC Application 20-07 Paragraph 5, Change owner of record to Joseph Bvatta, new owner is LLC 193, Ken Loiselle.

John Rice moved and Charlene Langlois seconded to approve the Minutes of April 16, 2020 Special Meeting.

Roll call vote was taken by Chairman Joseph Parodi-Brown
Charlene Langlois-Yes Missy Desrochers-Yes
John Rice-Yes Christopher Nelson-Yes
Joseph Parodi-Brown-Yes
John Lenky-abstained
Michael Krogul-abstained
Christine Chatelle-abstained
Randy Blackmer-abstained
Brian Santos-abstained
The motion carried.

5. Applications received:

PZC Application #20-09 - Applicant and owner Patricia Rudzinski, 0 Labby Rd, Map 95, Block 27, Lot 17, Zone R40, gravel operation renewal permit.

ZEO reported that Application #20-09 is a continual annual renewal. There has not been any activity on the property for the past two years. The ZEO is looking for a motion to waive the fee of \$500. Mrs. Rudzinski has paid fees in the past two years without any activity on the property.

Randy Blackmer moved to waive the \$500 fee. He withdrew his motion in lieu of the motion made by John Rice.

Charlene Langlois asked if we waive the fee and then she wants to start working on the property, if it would not be held against her. John Lenky stated that if we waive the fee because there was no operation on the property and someone comes in and starts working on the property then the fee should be charged. The ZEO suggested that one of the conditions of the permit is that if there is any activity, a fee will be charged.

John Rice moved and Missy Desrochers seconded to approve PZC Application #20-09 with waiving of the fee with the criteria if gravel operation resumes activity at the site the applicant would pay the application and yardage removal fee.

Roll call vote was taken by Chairman Joseph Parodi-Brown
Charlene Langlois-Yes John Lenky-Yes Christine Chatelle-Yes
Randy Blackmer-Yes John Rice-Yes Brian Santos-Yes
Michael Krogul-Yes Joseph Parodi-Brown-Yes
Christopher Nelson-Yes Missy Desrochers-Yes
The motion carried.

The ZEO recognized Pat Rudzinski and she stated that she understands the conditions and agrees with the motion made and she approves.

PZC Application #20-10 – Applicant, French River Materials, Owner, Strategic Commercial Realty, Inc. d/b/a Rawson Materials, 307 Reardon Road LLC, Map 156, Block 8, Lot 7, Zone, renewal of gravel mining operation, to excavate sand and gravel.

Harold Hopkins represented French River Materials for annual renewal. Operation is status quo, and we are progressing through the project as planned.

John Rice commented that it was his belief that the town has not received any complaints on the blasting. He also stated that over 108,000 cubic yards has been removed and the town appreciates what is being done at the site.

John Lenky moved and Michael Krogul seconded to accept PZC Application #20-10.

Roll call vote was taken by Chairman Joseph Parodi-Brown
Charlene Langlois-Yes John Lenky-Yes Christine Chatelle-Yes
Randy Blackmer-Yes John Rice-Yes Brian Santos-Yes
Michael Krogul-Yes Joseph Parodi-Brown-Yes
Christopher Nelson-Yes Missy Desrochers-Yes
The motion carried.

PZC Application #20-11 - Applicant & Owner – Northeast Sand and Gravel, Owner John Mercier, at 659 Riverside Dr. (access drive is North of Grosvenordale Post Office), Map 63, Block 58, Lot 15/P, located in R-40 Zone District for renewal of Gravel Mining Permit to excavate sand and gravel.

John Mercier, owner, stated that this is the third year of a standard Gravel Mining Permit renewal and it could be the final year.

ZEO reported that the applicant's notations on the Site Plans indicate the following activity:

- Area ready for topsoil in next 45 days, reclaiming as we speak.
- Undisturbed area
- Loom Stockpile and in place for reclamation
- Started work on Grading of slopes
- Current Processing Area
- 113,330 cubic yards will be removed from the site and current photos are attached to the application of the site.

The ZEO received a letter from David Chaput, TWPCA Director
And read it into the record.

Good morning Cynthia,

I am the Director at the TWPCA and I would like to make you aware of a situation we have been dealing with regarding municipal sewer connection with N.E. Sand & Gravel in hopes you can assist us in this matter.

Mike Krogul has brought to my attention that N.E. Sand & Gravel has applied for a gravel/mining renewal. On that renewal application form it states that they are connected to our municipal sewer system. The problem is they connected to the sewer system without going through the proper channels and have not paid the TWPCA the \$4,000 Commercial Connection fee. Would this be a violation of the permit application for renewal? And would that be an avenue we could pursue to collect the \$4,000 owed to the TWPCA?

Mike Krogul informed me he would be at tonight's P&Z meeting and would like to discuss this matter further at that time.

Thank you for your attention in this matter.

David Chaput,
Director, TWPCA

Site plans indicate hours of operation are between 7:00 am and 5:00 pm Monday thru Friday, no operations on Sundays and Holidays. The ZEO is recommending hours of operations are 7:00 am to 5:00 pm Monday thru Friday, Saturday 7:00 am to 12 pm, no operation on Sundays and Holidays.

John Mercier said in the special meeting for the trailer the fee was waived due to the nature of it being temporary and when it becomes a development it would be reinstated. ZEO said there is a lease in the file\record for the previous year giving him permission to tie into his lines and a permit is in the building office file for temporary use of the trailer with one employee. ZEO stated there is a permit in the building office file for temporary use trailer with one employee. John Mercier said if it's something that needs to be dealt with, they would pay, however it was his understanding that it was waived in the beginning.

Michael Krogul asked who authorized the waiver and no one got back to him. As far as he knows, no waiver was ever given. It was his understanding that they were having tanks pumped and they didn't tie in.

John Rice asked what this has to do with a gravel permit. This is a WPCA concern and is not under the jurisdiction of the Planning and Zoning Commission and Michael Krugol agreed.

John Rice asked ZEO what area in photo needs to be reclaimed and what phase are they working on. The ZEO replied the area in photo is the area they are starting to reclaim. She also said they are now working on Phase 4 and John Mercier agreed. The ZEO stated Phase 3 is reclamation area. John Mercier commented that this area should be reclaimed in approximately 45 days weather permitting.

John Rice asked what phases are complete and John Mercier replied that Phases 1, 2, and 3 are complete as far as excavation is concerned and they are completing Phase 4. They did modify the series of events due to the processing operation and in order to stay away from the neighbors they had to multi-task and use a couple of phases at the same time. Now they are at the point where they can start to close it up and they are doing that.

John Rice also asked how long will they would be in Phase 4 and John Mercier replied that this time next year should they should be able to close up this operation.

John Rice moved and Randy Blackmer seconded to approve PZC Application #20-11 Northeast Sand and Gravel with the condition that reclamation of Phase 1, 2, 3 be reclaimed within 60 days at the discretion of the ZEO.

Discussion: Amend motion to include hours of operation to Monday thru Friday 7:00 am to 5:00 pm, Saturday 7:00 am to 12:00 pm, and no work on Sundays and Holidays.

John Rice moved and Randy Blackmer seconded the amendment to add the hours of operation to be Monday thru Friday 7:00 am to 5:00 pm, Saturday 7:00 am to 12:00 pm, and no work on Sundays and Holidays.

John Rice asked why Saturday operations were until 12:00 pm and the ZEO replied it was in accordance with the ~~Town's~~ Zoning Regulations.

John Rice moved and Randy Blackmer seconded to approve PZC Application #20-11 Northeast Sand and Gravel with the stipulation that reclamation of Phase 1, 2, 3 be reclaimed within 60 days at the discretion of the ZEO and the hours of operation be amended to be Monday thru Friday 7:00 am to 5:00 pm, Saturday 7:00 am to 12:00 pm, and no work on Sundays and Holidays.

Roll call vote was taken by Chairman Joseph Parodi-Brown

Charlene Langlois-Yes John Lenky-Yes Christine Chatelle-Yes

Randy Blackmer-Yes John Rice-Yes Brian Santos-Yes

Michael Krogul-Abstain Joseph Parodi-Brown-Yes

Christopher Nelson-Yes Missy Desrochers-Yes

The motion carried.

6. Applications received after agenda posted: None
7. Citizens Comments:

Christine Campbell, 861 Thompson Rd asked why Citizens Comments are not at the beginning of the meeting so citizens could express their concerns for issues on the agenda.

8. Reports of Officers and Staff:

a. Budget Report: February 2020

b. Budget Report: March 2020

John Rice still have half of our budget fill out a travel voucher for delivering packets ask Cindy to do so.

c. Director of Planning and Development Report

Tyra Penn-Gesek spoke with Joseph Parodi-Brown on the proposed draft regulations rewrite on 05/22/2020 and came up with a ~~good~~ schedule to move forward on the comments received on the proposed draft and also allow space for public comments. Ninety pages of comments were received. She is compiling an itemized discussion guide listing out the comments that were received upon completion she will forward the guide to the Commissioners. She is anticipating two or three sessions, the first of which she would like to schedule this evening. Following the working group, a public informational session will be scheduled. Following this, a Public Hearing would be scheduled and after closing the Public Hearing reserve the opportunity to receive email comments to be read into the minutes. Extra steps have been planned in order to alleviate anxiety caused by not being able to meet in person so we added the ability for the public to comment. She would like to get this adopted by June 30th, however realistically she's looking at July 31st. She feels it's important to have the Regulations fundamentally wrapped up before she has to start working on the POCD because the documents relate to one another.

John Lenky said get the subcommittees set up so we can get this wrapped up so Tyra can concentrate on what she has to address in August. He further stated that in his opinion the Regulations are good for what we are adopting and let's move things forward. He realizes that we will have to donate a little more time, but we have to do what we have to do.

John Rice commented that once you close the Public Hearing you can't get any more information from the public. Tyra said that they ran this by Town

Counsel and two other attorneys who did not object. She will go back and confirm that this is acceptable. John Rice said he would like to ask them once the Public Hearing is closed, can we accept additional comments and he would like to see their response in writing. Tyra will ask for a written response.

Tyra also added that it is her intent to forward to the Commissioners a full set of public comments. She separated it out from comments from staff, comments from the Counsel, and comments from the general public.

John Rice said once the packet is finalized it should be sent to legal counsel for their blessing before the PZA's final vote. He also commented on the comments from the Inland Wetlands Commissioner and Tyra replied that information is included.

John Rice asked if the PZC could use the auditorium at the High School where we could meet in person and discuss the Regulations and Tyra replied that it would be more problematic in a large meeting rather than a virtual meeting. She further stated that even if we would find an acceptable way to distance ourselves in a public meeting that becomes a problem too. Joe commented that the concern is how many people in the room. Tyra therefore said that the most effective way to include the public was with an online platform like Zoom.

Joseph Parodi-Brown stated it is important to finalize the Regulations and plan the process so it is accessible to the public. Tyra suggested an online Zoom meeting for Tuesday, June 2, 2020 at 7:00 pm.

The following members voted for June 2, 2020 at 7:00 pm: John Lenky, Michael Krugol, Missy Desrochers, Charlene Langlois, Christine Chatelle, Randy Blackmer, Brian Santos, Christopher Nelson and John Rice.

Charlene Langlois commented on the current format of the Zoom meetings. She realizes that this is the online platform is necessary at this time, however she would like to see it improved with fewer distractions.

Missy Desrochers questioned if the current meeting format was due to lack of a location large enough to meet or due to restrictions. Tyra replied if circumstances change with the size of gatherings that are permitted then we will be able to also change the parameters. In order for the public to be able to hear our deliberations, the most inclusive thing possible is to use the Zoom platform.

Missy Desrochers asked if we do have a location to meet is it a possibility or is it because of restrictions? Tyra replied that in the short term, we are not going to have a place in June that is large enough to meet in person. This is a short term project and should be finished by the end of June or the end of July.

Joseph Parodi-Brown said we would continue to work to making the Zoom format a more user friendly experience going forward.

John Rice asked when the POCD need to be completed. Tyra responded that the POCD is required to be updated every 10 years and this is the 10th year which she hopes to complete in the next 6 months. John Rice suggested that Tyra send it out now to all the Commissioners who have an input in the POCD. Tyra replied she was sending it out on July 1st.

Joseph Parodi-Brown explained that Tyra is proposing three different types of communication.

1. At subcommittee meetings we would invite people who have made comments.
2. Question and Answer Forum
3. Communication will be at the Public Hearing

d. ZEO Report

9. **Correspondence:**

- a. Minutes: Zoning Board of Appeals – May 11, 2020
- b. Connecticut Federation of Planning and Zoning Agencies Memo
- c. Connecticut Federation of Planning and Zoning Agencies Newsletter

- d. Notices from other towns
 - Town of Webster Notification of Planning Board Decision
 - Town of Douglas Planning Board Legal Notice of Public Hearing
 - Town of Douglas Planning Board and Tree Warden Notice of Public Hearing
 - Town of Douglas Planning Board Legal Notice of Public Hearing
 - Town of Webster Planning Board Public Hearing Notice
 - e. Thank you Card
 - f. Attorney Steve Byrne – Temporary Outdoor Dining and Retail
10. Signing of Mylar: None
 11. Old Business:
 - a. Inactive Gravel Operation @ 240 Brickyard Rd.
ZEO forward Town Attorney question to the Finance Director and is waiting for an answer
 - b. Discussion from Planner on progress of Zoning Review-covered in Director of Planning and Development Report.
 12. New Business:
 - a. Selectmen Amy St Onge discussion on selling Town Property 1395 Riverside Drive. Amy St Onge, Selectmen withdrew her request for tonight's discussion. She referred to an email received by the ZEO and Town Planner, from Ken Beausoleil, Selectmen, stating that according to Ordinance No. 10-014, Disposition of Town Owned Real Estate Property, the Board of Selectmen needs to meet and discuss this property sale before it can be presented to the PZC.
 13. Commissioners Comments: None
 14. Next Meetings:
 - a. Regulation Subcommittee Meeting June 2, 2020 at 7:00 pm via Zoom
 - b. Special Public Hearing June 13, 2020 at 7:00 pm via Zoom
 - c. PZC Regular Meeting – June 22, 2020 @ 7:00 pm via Zoom
 15. Adjournment:
John Rice moved and Missy Desrochers seconded the motion to adjourn at 8:30 p.m. The motion carried unanimously.

Respectfully Submitted, Gloria Harvey, Recording Secretary