



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

p. 1 of 7

Minutes –Planning and Zoning Commission Regular Meeting
Monday, October 26, 2020 at 7:00 PM
Zoom Meeting

Topic: P&Z Regular Meeting

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

Join Zoom Meeting

<https://us02web.zoom.us/j/85660281662?pwd=dEhTNE04b3ZQUVord0toTzRjQ21hQT09>

Meeting ID: 856 6028 1662

Passcode: 711533

Your cloud recording is now available on our website.

1. Call to order and Seating of Alternates
Joseph Parodi-Brown Alvan Hill Christine Chatelle
Randy Blackmer Brian Santos
John Rice John Lenky
Christopher Nelson David Poplawski
Seating: David Poplawski for Charlene Langlois, Alvan Hill for Missy Desrochers, Brian Santos for Michael Krogul
Absent: Michael Krogul, Charlene Langlois, Missy Desrochers, Robert Werge Sr.
Staff Present: Planner Tyra Penn-Gesek; ZEO Cindy Dunne; First Selectman Amy St. Onge, Recording Secretary Gloria Harvey
2. Public Hearing: None
3. Discuss Public Hearing and Possible Action:
4. Approve minutes:
September 28, 2020 PZC Regular Meeting Minutes
John Lenky moved and Randy Blackmer seconded the motion to accept the Minutes of September 28, 2020 as sent.
Discussion on the Minutes of September 28, 2020, Randy Blackmer commented that the address on Application #20-22 in the Minutes of September 28, 2020 should read 171 Brickyard Road not 401 Ravenelle Road.
John Lenky moved and Randy Blackmer seconded the motion to accept the Minutes of September 28, 2020 with amendment to change 401 Ravenelle Road to 171 Brickyard Road. A "Yes" vote to accept the Minutes with amendment of September 28, 2020 with amendment. A "No" vote to not continue discussion on the Minutes or to Abstain.
Joseph Parodi-Brown-Yes John Rice-Yes Christine Chatelle-Yes
John Lenky-Yes Alvan Hill-Abstain Brian Santos-Abstain
Randy Blackmer-Yes David Poplawski-Yes
Christopher Nelson-Yes
The Minutes are approved with amendment

5. Applications received:

Application PZC #20-22 – Property Owner Gloria and James Fogarty of 373 Old New London Rd, Salem, CT request for property at 171 Brickyard Rd, Map 40, Block 88, Lot 169, Zone RRAD, 3 Lot Subdivision.

Daniel Blanchette, J&D Civil Engineers, represented the owners and confirmed the street address of the property is 171 Brickyard Road, however the two new 4 acre lots are on Kapitulik Road. Proposing two new lots in this 3 lot subdivision. The third lot has a home and some out buildings on it. He also stated that a 3 lot subdivision does not require a Public Hearing or open space and a donation to conservation. The soil is sandy therefore no engineered septic system will be required. There is a pocket of wetlands on lot 169B and no work will be done in the wetland area. Asking for sidewalk waiver.

ZEO reported a revised Site Plan received September 30, 2020 complies with Subdivision Regulation, Article III, Section 2 and 3. Approval received from NDDH, and concurs with the feasibility of this parcel of land for future development. Inland Wetland Commission conceptual approval of a 3 lot subdivision as described in the Site Plan were submitted to record on October 23, 2020, as well as the names and addresses of all owners of record of properties within 500 feet. Application fees are paid. The following criteria does not apply to this application: documentation of Conservation; approval from the Town of Thompson Public Works Director and DOT; certificate of public convenience and necessity and drainage calculations.

Alvan Hill asked if there were any existing pins/monuments and Daniel Blanchette replied that no pins will be set until the subdivision is approved. Brian Santos asked the ZEO to clarify the Subdivision Regulations pertaining to whether or not a Public Hearing should be held and she explained that in this instance a Public Hearing is at the discretion of the Commissioners as stated in the Subdivision Regulations.

John Rice moved and Alvan Hill seconded the motion to accept Application #20-22 and waive the sidewalk requirement. A “Yes” vote to approve Application #20-22 and waive the sidewalk. A “No” vote to deny.

Joseph Parodi-Brown-Yes

John Rice-Yes

Christine Chatelle-Yes

John Lenky-Yes

Brian Santos-Yes

Alvan Hill-Yes

Randy Blackmer-Yes

David Poplawski-Yes

Christopher Nelson-Yes

Application is approved with waiver

Application PZC 20-23 – Property Owner, David Blake of 29 South Shore Rd, Thompson, CT, request to build a residential dwelling at 31 South Shore Road, off an unaccepted Road per Town of Thompson Ordinance Article 4, Feb. 26, 1973.

David and Patricia Blake, 29 South Shore Road is requesting approval to build off an unaccepted street according to the Town of Thompson Ordinance Building on Unaccepted Streets, February, 26, 1973. Mr. Blake is requesting approval on his application as it relates to the Town Ordinance.

At the PZC meeting in January 27, 2020 the Commission approved recommending to the Board of Selectmen the sale of a strip of land fronting property at 31 South Shore Road, property owned by David Blake. With the ownership of that strip of land, which fronts an unaccepted Town Road, a

portion of South Shore Rd, Mr. Blake would like to sell the land for the purpose of a building a residential dwelling. Technically the driveway entrance to the land will be off the unaccepted street, but the Town of Webster approved a subdivision parallel to the unaccepted part of 31 South Shore Rd and will be developing what is now called Jackson Rd. in the Town of Webster. Entrance to 31 South Shore Road will eventually be from the Town of Webster paved road, Jackson Road. John Rice questioned whether access to Jackson Road would be in Massachusetts or Connecticut and was told it will be entirely in Massachusetts.

Amy St. Onge, First Selectman, stated that the town doesn't own the land and has no interest in it. She further stated it's not in the town's jurisdiction and the land in question has to go through the courts to determine ownership. Mr. Blake put in the expense of having it surveyed with the intention of potentially acquiring it and the Board of Selectmen is okay with him acquiring the property.

Joseph Parodi-Brown commented the Commission has the authority to allow permission to build a residential dwelling off an unaccepted town road according to Town Ordinance Article 4, February 26, 1973. He also expressed concern about ownership.

John Rice moved and Brian Santos seconded the motion to accept Application #20-23 with a judgement that we are going to go by the Ordinance of February 26, 1973, Article 4. A "Yes" vote will approve Application #20-23 with a judgement that we are going to go by the Ordinance of February 26, 1973. A "No" vote to deny.

Joseph Parodi-Brown-No

John Rice-Yes

Christine Chatelle-Yes

John Lenky-No

Brian Santos-Yes

Alvan Hill-Yes

Randy Blackmer-Yes

David Poplawski-Yes

Christopher Nelson-Yes

Motion passed and Application accepted with Condition

6. Applications received after agenda posted: None
7. Citizens Comments: None
8. Reports of Officers and Staff:
 - a. Director of Planning and Development Report
Tyra mentioned there is a free Zoom webinar, Goals and Objectives to address Economic, Environmental and Racial Disparities on October 29, 2020 and if anyone is interested in attending to let her know and she will send the link. .
 - b. ZEO memo
 - c. Review and Discussion of PoCD
Tyra is looking for comments from Commissioners on the Housing Section as she feels it needs some refinement specifically in the affordable housing section. Received a grant to move forward with it but state hasn't published its guidelines. Tyra welcomes any comments on the draft. Send comments to Tyra as Commissioners continue to read the document. More voices and more comments will make it a stronger document.
 - d. Town of Thompson Budget Report September 2020-Used 17.0% of budget.

John Rice questioned the Professional Services line item. Tyra will follow up.

9. Correspondence:
 - a. Minutes: Zoning Board of Appeals – October 14, 2020
 - b. CT Land Use System Forum
 - c. Town of Webster Notice of Planning Board Decision
 - d. Town of Webster Notice of Planning Board Decision
 - e. Town of Douglas Planning Board Notice of Public Hearing
 - f. Town of Douglas Planning Board Notice of Public Hearing
 - g. Memo from Richard Benoit
 - h. CT Federation of Planning and Zoning Agencies Quarterly Letter
10. Signing of Mylar: Ken Weiss Subdivision. ZEO followed up on the signing block on the two lot split. Joseph Parodi-Brown was authorized to sign the mylar at the September 26th meeting. John Rice asked the ZEO to research adding signing blocks to the mylars.
11. Old Business:
 - a. Brickyard Road Bonding and Reclamation

ZEO conducted a Site visit on Saturday, October 24, 2020. She posted pictures on the screen of the progress of the reclamation and stated that it's a work in progress and the owner proposes the work should be completed in November.
 - b. Madison Avenue Acceptance

ZEO reported that Rich Benoit, Public Works Director, in a letter received in the Zoning Office on September 2, 2020, stated that "the completed repairs will sustain the lifespan of the drainage system." He also stated he is not satisfied with the depth of the road which is presently at 1 ½" and according to Subdivision Regulations, Appendix A-Road Design and Construction, Section G, Bituminous Concrete Pavement, final construction of road pavement required shall not be less than 3 ½". Also, Wetlands Agent Maria stated she will not sign off on a building permit until the Wetlands issues on Lot 18 are resolved. Brian Santos and Randy Blackmer commented on the condition of the 1 ½" base coat. Commissioners agreed not to take any action on approval to release the bond.
12. New Business:
 - a. PZC Application #20-24 Govin Patel, 141 Old Turnpike Road, ZEO request to waive Neighborhood Limited Retail requirements, Article 3A, Section 4

ZEO stated she cannot approve a Neighborhood Limited Retail Operation because this requires a Zoning Permit with Site Plan Review by the Commission. John Rice stated that the Thompson Corridor Development District does not specify a retail business as a permitted use. Therefore if the applicant wants to apply for Neighborhood Limited Enterprise, the Commission asked the ZEO to identify areas she wants to waive and to bring them back to the Commission at the November meeting for their review.

required in Article A Section 4 Zoning Permit with a Site Plan Review by Commission. Joseph Parodi-Brown stated no building is being proposed so some sections of the Site Plan Review would be waived. Joseph Parodi-Brown stated the District requirements included language that gives the Commission discretion in the district in uses. ZEO will use discretion in determining site plan requirements according to Article 3A, Section 4. John Rice reminded the Commissioners to keep in mind the busy location for parking issues and notify the Building Inspector to inspect the site plans and property.

The ZEO referred to the Property Card which states one apartment and one commercial space. The applicant stated that there are two apartments and a garage space where he intends to use as his retail business, therefore she questioned if remodeling the garage eliminates the need for a NLD permit? Also, the ZEO visited the site today and noted that it is a busy location, very small, and there isn't any space for parking.

b. Home Occupations -3

1. PZC 20-21 – Gwen Arsenault - 853 Thompson Rd, 1 chair barber shop. Applicant meets the Home Occupation criteria. State required Public Health License #03-845669, is recorded in applicants' record.
2. PZC 20-24 – David Barrows – 15 LaPorte Rd, change of location for Home Occupation Permit for #19-15. Business is off site Auto Detailing. Applicant meets the Home occupation criteria at the new location.
3. PZC 20-25 –Armand Farias – 17 Shady Lane, Office Space for offsite field service for Industrial Base Motor Controllers Business. Applicant meets the criteria for Home Occupation. He has a home office.

c. Proposed property acquisition State Statute 8-24 – First Selectmen

First Selectman, Amy St. Onge spoke on State Statute 8-24 requirement for PZC approval to accept River Junction Estates, LLC, Quaddick Town Farm Road, Thompson, CT, offer to donate to the Town Parcels #1 and #2.

Amy St. Onge, First Selectman, counseled with town attorney regarding the acquisition of these small pieces of property offered to the town by Allen Rawson, owner of 0 Quaddick Town Farm Road (formerly 363 Quaddick Town Farm Road) in order to rectify a dangerous curb on Quaddick Town Farm Road. The Planning and Zoning Commission needs to approve the land donation. After the Planning and Zoning Commission's approval and the property is properly mapped out, it will go to Town Meeting for a public hearing. Randy Blackmer asked for confirmation that the two pieces of property being donated to the town were free, and Amy St. Onge said yes they are free.

Randy Blackmer moved and Christopher Nelson seconded the motion for the acquisition of this property donated by Mr. Rawson. A "Yes" vote to make a favorable recommendation. A "No" vote will not.

Joseph Parodi-Brown-No

John Rice-Yes

Christine Chatelle-Yes

John Lenky-No

Brian Santos-Yes

Alvan Hill-Yes

Randy Blackmer-Yes

David Poplawski-Yes

Christopher Nelson-Yes

Motion carried and Acquisition approved

MUNICIPAL BUILDING

815 RIVERSIDE DRIVE · NO. GROSVENORDALE, CONNECTICUT 06255
TELEPHONE (860) 923-9475 · FAX (860) 923-9897

d. 18 LaPiere Rd – Discussion and Use – See ZEO memo

Mark Dowgiewicz, 18 LaPiere Rd, mailing address, 16 Red Smith Cove Rd, Webster, MA, Map 79, Block 62, Lot 46, Zone RRAD, formerly R40, 7.5 Acres

ZEO received an anonymous call on Monday, October 5 with a complaint that salvaged boats were being buried on the Property. She visited the property on Thursday, October 23rd with Mark Dowgiewicz property owner and son, Jeff Dowgiewicz, who has his Construction Business activity at this property. ZEO confirmed there are salvaged motor boats located on the property and was told they are not being buried. Jeff Dowgiewicz will start the disposition of the boats and submit a disposal receipt to the ZEO office.

Current Gravel Permit Regulations needs to be reviewed to determine if the pit operation on the property falls under the prevue of requiring a Gravel Operation Permit. Mark and Jeff Dowgiewicz stated they do occasional crushing and screening. They are not mining or bringing in materials and what they use from the pit is material for the construction business. They do not resell any of the material.

ZEO noted that the operation is organized and clean. The ZEO, under obligation to the town, referred the commercial vehicles on the site registered in Massachusetts to the Assessor's Office. She did not see any violations against the court judgement which granted use of property for a commercial business in 1992, allowing for the use to be a nonconforming commercial business. ZEO needs to determine from the court judgement how many acres of the property can be used for Commercial Business and that the present operation is in compliance with court judgement. This needs additional research. Only because of the complaint of the boats did this property use come under the Zoning Office radar. Owner and son were very cooperative during the site visit.

David Poplawski owns property and hunts near this property and has not seen or heard of any issues with the current use. He did observe material being taken out for the owners construction jobs. ZEO will update the Commission at next meeting on status of the site.

e. Calendar Year 2021 Schedule of Meetings

John Rice moved and John Lenky seconded the motion to accept the meeting schedule for 2021 as proposed. A "Yes" vote to accept 2021 meeting schedule as proposed. A "No" vote to not accept.

Joseph Parodi-Brown-No

John Rice-Yes

Christine Chatelle-Yes

John Lenky-No

Brian Santos-Yes

Alvan Hill-Yes

Randy Blackmer-Yes

David Poplawski-Yes

Christopher Nelson-Yes

Schedule is approved

13. Commissioners Comments:

John Lenky commented on truck traffic hauling stone on Blain and Reardon Road were not turning left as required. ZEO will write a letter to the stone company and suggest they

inform truck drivers to turn left like the gravel operation does. John Lenky also noted that this is a bad intersection and expressed his concern about the safety of the bridge.

ZEO commented that a truck on blocks on Azud Road was on the road and creating a dangerous situation. Amy St. Onge, First Selectman, offered to call the State Police, Troop D in the morning and address this concern with them. She will work with the ZEO and together they will find a solution.

14. Next Meeting:
 - a. PZC Regular Meeting November 23, 2020 via Zoom

15. Adjournment:

Christopher Nelson moved and John Lenky seconded the motion to adjourn. The motion carried unanimously. Meeting adjourned at 9:11 pm

Respectfully Submitted,
Gloria Harvey, Recording Secretary