



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

p. 1 of 6

Minutes—Planning and Zoning Commission Regular Meeting

Monday, November 23 2020 at 7:00 PM

Zoom Meeting

Topic: Planning & Zoning Commission

Time: Nov 23, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84485209931?pwd=dE5SNzIQUnZhR3h0RFRaR00xWWM3Zz09>

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Topic: Planning & Zoning Commission

Date: Nov 23, 2020 06:47 PM Eastern Time (US and Canada)

Share recording with viewers:

https://us02web.zoom.us/rec/share/MGQIw10zY_QPeQC3F9gVBbs81BJOVqm_92L33AMzzSkOUgp-JeizrPUbyC_jXclq.8BnOKsS22Xz2aRj3 Passcode: Bvz?G?b0

1. Call to Order, Roll Call and Seating of Alternates
Joseph Parodi-Brown John Rice John Lenky
Alvan Hill Charlene Langlois Brian Santos
Christine Chatelle Missy Desrochers David Poplawski
Michael Krogul-Joined meeting at 7:09 pm
Randy Blackmer-Left Meeting at 7:14 pm and rejoined to the meeting during the River Mill Conceptual Redevelopment Plan discussion in a listening capacity only.
Seating: David Poplawski seated for Christopher Nelson; Brian Santos seated for Robert Werge Sr.; Alvan Hill seated for Randy Blackmer
Absent: Christopher Nelson, Robert Werge Sr.
Staff Present: Cindy Dunne, ZEO; Tyra Penn-Gesek, Planner, Amy St. Onge, First Selectman, Ken Beausoleil, Gloria Harvey, Recording Secretary
2. Public Hearing: None
3. Discuss Public Hearing and Possible Action:
4. Approve minutes:
October 26, 2020 PZC Regular Meeting Minutes
October 26, 2020 Correction
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

Need motion to correct the vote on this motion. Joseph Parodi-Brown and John Lenky voted yes.

John Lenky moved and John Rice seconded the motion to accept the Minutes of October 26, 2020 with corrections to correct a “No” vote for John Lenky and Joseph Parodi-Brown and change to “Yes” vote, regarding the acquisition of land on Quaddick Town Farm Road, Parcels 1 and 2, page 6, Section c, and page 7e, Schedule of Meetings for 2021. A “Yes” vote to approve the Minutes of October 26, 2020 with corrections. A “No” vote to not accept.

John Lenky-Yes	Alvan Hill-Yes	David Poplawski-Yes
John Rice-Yes	Brian Santos-Yes	Charlene Langlois-Yes
Christine Chatelle-Yes	Randy Blackmer-Yes	Missy Desrochers-Abstain
Joseph Parodi-Brown-Yes		

Minutes approved with corrections.

5. Applications: None

6. Applications received after agenda posted: None

7. Citizens Comments: None

8. Reports of Officers and Staff:

a. Director of Planning and Development Report-Discussion of PoCD

- Comments by Commissioners on Draft to date
- Request P&Z members to dial in to discussions for Renewable Energy & Energy Conservation Tuesday, November 24 at 7:00 pm and Future Land Use, Monday, November 30 at 7:00 pm.

Tyra reported that two more meetings are scheduled, as noted above, on Renewable Energy and Future Land Use. Comments from Commissioners welcomed on the draft to date. She will forward the link to these meetings to the Commissioners. Joseph Parodi-Brown stated that the entire PoCD document will come before the Commission at the December meeting. Tyra also informed the Commissioners that the they only had a three-day turnaround after the December 28th Planning and Zoning Meeting they promised the state that the PoCD document would be adopted. Tyra will send the entire draft of the PoCD to the Commissioners by December 1, 2020.

- ZEO memo-141 Old Turnpike Road discussed under Old Business, 11b.

b. Town of Thompson Budget Report October 2020

John Rice asked that we stay away from using the Norwich Bulletin for printing legal notices due to the high publishing cost.

9. Correspondence:

a. Minutes: Zoning Board of Appeals – November 9, 2020

- b. State of CT DOT Application Rehabilitation of Bridge No. 06793, I-395 over Little Mountain Brook – See ZEO Memo
DEEP requested applicant to contact PZC to determine if the Town's Regulations have permit requirements for this project. Marla Butts, Wetlands Agent, stated this project is in the IWC prevue.
 - c. Town of Douglas Planning Board Notice of Public Hearing
10. Signing of Mylar: See ZEO Memo
In the ZEO's discussion with Ken Weiss concerning the signing of this mylar, it was determined that this project did not require a mylar signature because it is not a subdivision or re-subdivision. The Department of Transportation requested a signed mylar in error. John Rice stated in his opinion any mylar filed with the Town Clerk should be signed by the Chairman of the Planning and Zoning Commission. The ZEO will look up the State Statutes regarding the signing of the mylar and report back to the Commissioners.
11. Old Business:
- a. Brickyard Road Bonding and Reclamation
ZEO has no update on the continuation of the closure. This item will be put on the December 28th agenda.
 - b. PZC Application #20-24 Withdrawn-See ZEO Memo
Mr. Patel withdrew PZC Application #20-24, 141 Old Turnpike Road, to open a smoke shop in the garage area of the property. ZEO reported that Mr. Patel brought in a picture of proposed parking and she promised to review the Regulations and get back to him. ZEO continue to update the Commissioners.
12. New Business:
- a. Release Bond for PZC #20-15-Gravel Operation at 0 (formally 363) Quaddick Town Farm Road
ZEO forwarded a video and an email she received to the Commissioners regarding this Gravel Operation. The Commissioners agreed that this video and email complaint should be discussed at tonight's meeting because they contained relevant information pertaining to the decision to release the bond for this gravel operation. The ZEO responded to an observation that was made and went out there today to check it out and reported that it was not a concern. The silt fence was removed by the owner of 363 Quaddick Town Farm Road without Mr. Rawson's knowledge. This removal resulted in some runoff going into the pond at 363 Quaddick Town Farm Road. This runoff will decrease over time as more soil covering grows. The ZEO confirmed that the water in the Quaddick Reservoir System is clear. Mr. Held agreed with the ZEO's findings and commented Mr. Rawson has already agreed to reinstall the silt fence. In response to Joseph Parodi-Brown's question regarding the status of the Gravel Operation, she confirmed that this Gravel Operation is completed according to the requirements of Town of Thompson Zoning Regulations, and meets the standard for bond release. An as-built was submitted to the Zoning Office on November 18, 2020.

John Rice moved and Charlene Langlois seconded the motion to release the bond for Application #20-15 Gravel Operation at 0 (formerly 363) Quaddick Town Farm Road. A "Yes" vote will release the bond. A "No" vote will not.

John Lenky-Yes

Alvan Hill-Yes

David Poplawski-Yes

John Rice-Yes

Brian Santos-Yes

Charlene Langlois-Yes

Missy Desrochers-Yes

Christine Chatlle-Yes

Michael Krogul-Yes

Joseph Paridu-Brown-Yes

The vote is unanimous to release the bond.

- b. 0 Plum Rd – Hal Merrick up-grade of Plum Rd according to Town of Thompson Ordinance No. 10-041 Road Ordinance.

ZEO reported Hal Merrick purchased property at 0 Plum Road with the intention of building a residential dwelling at the end of Plum Road. He will develop 600 feet to improve the road according to the Town of Thompson Subdivision Regulations. The Planning and Zoning Commission has authority to approve the road with eventual acceptance by the Town.

Bruce Woodis with KWP Associates represented Hal Merrick. He said Mr. Merrick purchased the property at the end of Plum Road which is a current town road that is not maintained. Mr. Merrick applied for a Building Permit in April and received a letter from Rich Benoit and the ZEO saying according to current 2012 Regulations, improvements would have to be made to the town road in order to bring them up to town standards and get a Building Permit. The current Subdivision Regulations refer to building new roads for subdivisions and not to improving town roads. Bruce Woodis prepared a plan showing how the improvements to an existing town road can work and it consists of an 18' wide paved road with grading and a culvert which is consistent with other back roads in town. Mr. Merrick is willing to do the work at his expense but will need assistance from town. The Board of Selectmen have reviewed this Application and have referred it to the Planning and Zoning Commission for review and comment and when the Board of Selectmen receive the comments from the Planning and Zoning Commission, they will act on the Application. Michael Krogul asked for Rich Benoit's input on this Application and the ZEO commented that he was open minded and felt as long as it meets the standards that he is looking for, it's fine with him to continue that part of the road. Bruce Woodis stated that the requirements of the Town say the cul-de-sac shall be tear drop shaped and suitable in size for the road coming into it so a snow plow can plow and a school bus can turn around. Amy St. Onge, First Selectman, shared a copy of the plan for Plum Road and the proposed improvements. Due to the small size of the plan and the need for more information, the Commissioners decided to put it on the agenda for the December meeting. Bruce Woodis will drop off better plans to the Zoning Office.

John Lenky moved and Michael Krogul seconded the motion to have the property owners come back to the Planning and Zoning Commission with a better plan for the

Commissioners to look at in order to make a better decision and to continue discussion at next month's meeting. Seeing no objection, the motion carried and will be put on the December agenda. John Rice also asked for a plan with larger print.

c. River Mill Conceptual Redevelopment Plan – John Gumpert

John Gumpert requested a preliminary meeting with the Commission to discuss his conceptual redevelopment plan which consisted of:

- Two Phases
- 312 residential units, mainly on the basement level
- Commercial area, restaurants
- General area
- 1st Floor-Pool in the center of the building as a residential amenity, restaurant space and a public meeting venue.

Phase 1-Pool, some residential units, and possibly a restaurant and pub.

Phase 2-residential units, Gym, event space

Question from Attorney Pamela Falco asked if the gym should be a residential amenity or open to the public? John Gumpert asked if he created a Health Club, would it be utilized by the residents and possibly by the community as well.

David Poplawski asked if renewable energy was proposed for this plan. John Gumpert commented that the building is very efficient as is, however he will look for programs for renewable energy including solar options.

Overall consent of the Commissioners is that it's a good plan. John Gumpert asked for a non-binding letter to be Issued from the ZEO stating the Planning and Zoning Commission has reviewed the plan, the project is generally in accordance with the Town's Zoning, and this is what's allowed with Site Plan approval and Zoning permits, in order to give lenders comfort with HUD and moving preliminary financing. The letter should also request updated plans on an ongoing basis for the Planning and Zoning Commission review. The ZEO and Tyra will work on composing this letter. The ZEO asked John Gumpert for his time frame and his attorney, Pamela Falco, asked for the letter as soon as possible in order to promote the project with interested parties. Joseph Parodi-Brown thanked John Gumpert and his Attorney for keeping open communication with the Commission. John Rice suggested that all plans submitted be in larger readable print and the developer promised to give the Commissioners plans they can read.

13. Commissioners Comments: None

14. Next Meeting:

a. PZC Regular Meeting December 28, 2020 via Zoom

15. Adjournment:

John Lenky moved and Brian Santos seconded the motion to adjourn. The motion carried and meeting adjourned at 8:40 pm.

Respectfully Submitted, Gloria Harvey, Recording Secretary