



# TOWN OF THOMPSON

## Planning & Zoning Commission

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Minutes – PZC Regular Meeting  
Monday, March 22, 2021 at 7:00 PM  
ZOOM Meeting

p. 1 of 12

Join Zoom Meeting

<https://us02web.zoom.us/j/88188118470?pwd=TWl4cm85S3Y4VFY5TzlhOVkwVG95QT09>

Meeting ID: 881 8811 8470

Passcode: 046220

Copy the link below to share this recording with viewers:

[https://us02web.zoom.us/rec/share/BhcQDseCBX0QSNq8I41iS87gYgvHExr4zxhoOpyfd8M28WWw5F46SJ\\_HvVjhDVKd.F3YQTX6ahYgXHLQO](https://us02web.zoom.us/rec/share/BhcQDseCBX0QSNq8I41iS87gYgvHExr4zxhoOpyfd8M28WWw5F46SJ_HvVjhDVKd.F3YQTX6ahYgXHLQO) Passcode: 7D?h%1MT

1. Call to Order, Roll Call, Seating of Alternates  
John Lenky                      John Rice                      Charlene Langlois  
Alvan Hill                      Brian Santos                      Michael Krogul  
Christine Chatelle                      Randy Blackmer                      Dave Poplawski-Joined Meeting at 7:15 pm  
Seating: Brian Santos was seated for Joseph Parodi-Brown, Alvan Hill was seated for Robert Werge Sr. and Dave Poplawski was seated for Christopher Nelson  
Absent: Missy Desrochers, Robert Werge Sr., Joseph Parodi-Brown, Christopher Nelson  
Staff Present: Cindy Dunne, ZEO; Tyra Penn-Gesek, Planner, Amy St. Onge, First Selectman, Gloria Harvey, Recording Secretary
2. Public Hearing - None
3. Discuss Public Hearing and Possible Action - None
4. Approve Minutes:
  - a. February 22, 2021 PZC Regular Meeting Minutes  
**John Lenky moved and Alvan Hill seconded the motion to approve the Minutes of February 22, 2021.**

Discussion followed to amend the Minutes of February 22, 2021 as follows: Application #21-05 was approved therefore the motion was corrected to reflect Application #21-05 not Application #21-01.

John Lenky moved and Alvan Hill seconded the motion to approve the Minutes of February 22, 2021 as amended with corrections. A "Yes" vote to approve the Minutes of February 22, 2021 as amended with corrections. A "No" vote to not approve.

<b>John Lenky-Yes</b>	<b>Michael Krogul-Yes</b>	<b>Alvan Hill-Yes</b>
<b>John Rice-Abstain</b>	<b>Randy Blackmer-Yes</b>	<b>Christine Chatelle-Yes</b>
<b>Brian Santos-Yes</b>	<b>Charlene Langlois-Yes</b>	

**Minutes approved as amended with corrections.**

- b. March 4, 2021 PZC Special Meeting Minutes (available on line)

Brian Santos moved and John Lenky seconded the motion to approve the Special Meeting Minutes of March 4, 2021. A "Yes" vote to approve and a "No" vote to not approve.

<b>John Lenky-Yes</b>	<b>Michael Krogul-Yes</b>	<b>Brian Santos-Yes</b>
<b>Christine Chatelle-Yes</b>	<b>Randy Blackmer-Yes</b>	<b>Alvan Hill-Yes</b>
<b>Dave Poplawski-Yes</b>	<b>John Rice-Yes</b>	<b>Charlene Langlois-Abstain</b>

- c. March 9, 2021 PZC Special Meeting Minutes (available on line)

John Lenky moved and Michael Krogul seconded the motion to approve the Special Meeting Minutes of March 9, 2021. A "Yes" vote to approve and a "No" vote to not approve.

<b>John Lenky-Yes</b>	<b>Michael Krogul-Yes</b>	<b>Brian Santos-Abstain</b>
<b>Christine Chatelle-Abstain</b>	<b>Randy Blackmer-Abstain</b>	<b>Alvan Hill-Yes</b>
<b>Dave Poplawski-Yes</b>	<b>John Rice-Abstain</b>	<b>Charlene Langlois-Abstain</b>

**Minutes approved.**

5. Applications:

**PZC Application #21-04** Applicant Keith & Karolyn Champagne, Property Owner Charles Adam, 230 Pleasant St., Seekonk, MA, for property located at 1321 Thompson Avenue, Map 114, Block 24, Lot 54, Zone RRAD, request for a 2-lot subdivision.

PZC Application #21-04 is for acceptance to approve 2 lot subdivision. The ZEO commented that the applicants wanted to present PZC Application #21-04 to the Commissioners for their comments on this application. Daniel Blanchette was not present to answer any questions. Inland wetlands and Northeast Department of Health approvals have not been received.

**John Rice moved and Brian Santos seconded the motion to table PZC Application #21-04 to the April 26<sup>th</sup> PZC Regular meeting. Seeing no objection from the Commissioners the motion carried unanimously.**

**PZC Application #20-06** applicant Strategic-Commercial Realty, Inc. dba Rawson Materials Applicant, property owners Lynn Rawson Landry & Cheryl Jane Foshay 0 Quaddick Town Farm Rd, Map 145, Block 14, Lot 14, Zone R-40 gravel operation renewal permit.

Color photos of the property were sent to the Commission Members by the Recording Secretary in a separate email to present a clear view of the progress on the Gravel Operation. As application #20-06 stated only 80,000 cubic yards of material was removed in total. There is an additional 100,000 cubic yards to be removed. Silt Fencing is in place. Removal of Material is according to original site plan.

ZEO commented that fees were paid last year for 130,000 cubic yards therefore she didn't charge any fees this year. David Held represented the applicant and commented that when this gravel operation is completed the site will be one combined pond.

**Brian Santos moved and Charlene Langlois seconded the motion to approve PZC Application #20-06 to renew the gravel operation permit. A “Yes” vote to approve PZC Application #20-06 gravel operation renewal permit, and a “No” vote to not approve.**

**Christine Chatelle-Yes**

**John Rice-Yes**

**Charlene Langlois-Yes**

**Randy Blackmer-Yes**

**John Lenky-Yes**

**Michael Krogul-Yes**

**Brian Santos-Yes**

**Alvan Hill-Yes**

**Dave Poplawski-Yes**

**Motion passed to renew gravel operation permit.**

6. Applications received after agenda posted: None
7. Citizens Comments:
  - a. David Held commented on Item 10-Signing of Boundary Line Adjustment Mylar. He stated he was not aware that the Commission signed mylars for property surveys. He said he was completing a legal description for Mountford Construction on PZC #18-07 and he filed the mylar with Land Records today. John Rice commented that if there is a Boundary Line Adjustment the town's regulations state that it does not have to be signed by the Commission, it just has to be filed with the Town Clerk, therefore no action needs to be taken on Item 10.
8. Reports of Officers and Staff:
  - a. Planners Report

Tyra reported that the town hired a consultant to work on the Affordable Housing Plan and they will have a touch base call on Tuesday, March 23, 2021 to set procedures for going forward. Tyra expects to start working on it soon with a working group. Looking for members from the PZC (Randy Blackmer and Joseph Parodi-Brown volunteered) to work on it, as well as other members from key groups to work on issues pertaining to affordable housing.
  - b. ZEO Memo
  - c. Town of Thompson Budget Reports March 2021

John Rice reported budget for office supplies is at \$44.00. He questioned the removal of fees mentioned at the Special Meeting on March 9, 2021. Tyra replied to his question by stating that this did not remove these fees it just removed the reference to these specific amounts. She further stated that the fees are in the fee schedule to make it easier to amend fees as opposed to amending fees in the body of the regulations.
9. Correspondence:
  - a. Minutes: Zoning Board of Appeals March 8, 2021
  - b. Town of Douglas, Sutton, Uxbridge Public Hearing Notice
  - c. Town of Douglas, Sutton, Uxbridge Planning Board Meeting Agenda
  - d. Town of Douglas Planning Board Legal Notice of Public Hearing
  - e. Town of Webster Planning Board Public Meeting Notice
10. Signing of Mylar: Mountford Construction-PZC #18-07 Boundary Line Adjustment- addressed in Item 7-Citizen Comments.
11. Old Business:
  - a. Brickyard Road Bonding – Have not contacted property owner will report next month

b. 0 Plum Rd-Hal Merrick

Below is the final email ZEO sent to Attorney Roberts to draw up an agreement with Mr. Merrick concerning Plum Road:

"Based on the research from the Zoning, Building, and Assessor Department in the Town of Thompson and actions of the Planning and Zoning Commission at their January 25, 2021 meeting the ZEO requested 5 conditions listed in her 2<sup>nd</sup> Memo dated March 15, 2021 be legally drawn up for Mr. Merrick's signature which shall state he shall agree to the following conditions the Planning and Zoning Commission voted on at their January 25, 2021 meeting to access from the unimproved section of Plum Road, Town Assessors Map, 0 Plum Road, Map 85, Block 51, Lot 12, 8.8 acres. *These conditions apply only to 0 Plum Road, Map 85, Block 51, Lot 12.*

The following are the conditions:

1. The roadway will be a driveway to residential dwelling
2. Mr. Merrick would maintain the road, including plowing, releasing the Town of Thompson all responsibility for road maintenance.
3. Mr. Merrick's will improve the road as a gravel road, compact the road, install the culvert and put in an area to turn around at the end for emergency vehicles
4. Mr. Merrick agrees to a right of way easement on .30 miles of unimproved Plum Road for pedestrian and bicycle traffic to and from the Airline trail.
5. Mr. Merrick will follow all the drainage criteria required by the Town of Thompson Highway Standards, directed by the Director of Public Works

**The following is the agreement that was received from Attorney Roberts:**

**AGREEMENT**

This agreement ("Agreement") made this \_\_\_\_ day of \_\_\_\_\_, 2021 by and between Hallet T. Merrick and Candice J.

Merrick of 368 Greenwood Street, Millbury, MA 01527 (referred to herein collectively as "Merrick"), and the Town of Thompson (the "Town"), a municipal corporation with an office at 815 Riverside Drive, North Grosvenordale, Connecticut 06255.

**WITNESSETH:**

**WHEREAS**, Merrick is the owner of a parcel of land consisting of 8.80 acres of real property known as 0 Plum Road, Thompson, Connecticut, a/k/a Thompson Assessor's Map 85, Block 51, Lot 12 (the "Subject Property"); and

**WHEREAS**, the Town has only maintained 0.3 miles of Plum Road for many years and the remainder of Plum Road is unimproved and unmaintained and the status of title to and acceptance by the Town of the roadway is unclear; and

**WHEREAS**, Merrick has applied to the Town for a building permit to construct a single-family residence on the Subject Property; and

**WHEREAS**, the position of the Town is that, because the Subject Property does not have frontage on an improved public road, a certificate of zoning compliance and, consequently, a certificate of occupancy could not be issued for the single-family residence on the Subject Property; and

**WHEREAS**, the Board of Selectmen and the Planning and Zoning Commission of the Town have considered the status of Plum Road and the requirements of the Town's Road Ordinance No. 10-041, the Zoning Regulations and the Subdivision Regulations and have determined that, due to the uncertainty regarding the status of Plum Road and the willingness of Merrick to make certain improvements within the roadway that strict compliance with the provisions of the Road Ordinance is not necessary in this situation; and

**WHEREAS**, the parties, desiring to avoid the expenses and uncertainty of any potential claims or litigation arising out of the status of Plum Road, have agreed to settle the aforementioned matter in accordance with the terms hereof.

**NOW, THEREFORE**, in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The Town will, subject to all other applicable requirements, issue a building permit for the single-family residence to be located on the Subject Property.
2. The Town agrees that the unimproved portion of Plum Road abutting the Subject Property (referred to herein as the "driveway portion") may be used as a driveway to access the Subject Property.
3. Merrick will improve Plum Road from the end of the maintained portion to the Subject Property as a gravel road and shall compact the same, install a culvert, and establish a turnaround area, all as may be directed by the Town's Director of Public Works,
4. Merrick shall follow all drainage criteria required by the Town's Highway Standards, as directed by the Town's Director of Public Works.
5. Merrick acknowledges and agrees that (i) the Town shall not be held responsible for any maintenance, plowing, grading or other improvements to the driveway portion of Plum Road; (ii) the Town shall not be held liable for damages or injuries arising out of any limitations on access by emergency or other vehicles over the driveway portion of Plum Road; (iii) any further

development, division or subdivision of the Subject Property shall be done in compliance with any applicable zoning or subdivision regulations or other town ordinances; (iv) any future development on the currently unimproved portion of Plum Road will be required to comply with all applicable Town regulations and ordinances; and (v) they agree for themselves, their heirs, successors and assigns, to indemnify the Town, its agents, officers and employees, against and save the same harmless from any cost, claim or expense arising from claims of personal injury or property damage by any person using the driveway portion of Plum Road as access to or from the Subject Property.

6. Merrick also agrees and acknowledges that the public may use the driveway portion of Plum Road as bicycle and pedestrian access from the improved portion of Plum Road to the Airline Trail.

7. The obligations of Merrick under this Agreement shall run with the land of the Subject Parcel.

8. This Agreement shall be binding on the respective successors, assigns, executors, administrators, heirs, distributees, or legal representatives of the parties, shall constitute the entire agreement of the parties, and shall not be modified or amended except by a writing executed by all of the parties.

9. Merrick and the Town are represented by legal counsel of their choice, are fully aware of the terms of this Agreement, and have voluntarily and without coercion or duress of any kind entered into this Agreement.

10. Should any provision of this Agreement become legally unenforceable, no other provision of this Agreement shall be affected and this Agreement shall be construed as if this Agreement had never included the unenforced provision.

11. This Agreement and the legal relationship of the parties hereto shall be governed and construed in accordance with the laws of the State of Connecticut.

12. This Agreement shall be effective on the date signed by the parties, and if those signatures are on different dates, then the effective date shall be the latest date.

13. This Agreement may be executed in counterparts and original signatures affixed to one final document.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and delivered.

Signed, Sealed and Delivered

in the presence of:

Candice J. Merrick

By \_\_\_\_\_

Duly Authorized

ss: Thompson \_\_\_\_\_, 2021

Personally appeared, Hallet T. Merrick, the signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

My Commission Expires:

ss: Thompson \_\_\_\_\_, 2021

Personally appeared, Candice J. Merrick, the signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.

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Notary Public

My Commission Expires:

Mr. Merrick stated he does not want to being held responsible for people passing over his land to get to Airline trail. John Rice said he interpreted the responsibility to mean that if Mr. Merrick does not maintain the road and someone falls it is his responsibility not the town's. The Town does not want that responsibility and it is Mr. Merrick's responsibility to maintain the road. Brian Santos clarified that the agreement is not talking about being responsible for people, it is talking about emergency vehicles always having access to the Airline trail. John Rice asked the ZEO to check with Attorney Roberts for a specific legal definition of the word "vehicle." Attorney Roberts was present at the meeting and stated the word "vehicle" is intended to mean "motor vehicle" as defined in Title 14 of the Connecticut General Statutes and he will refine the definition even further and get back to the ZEO with his response. The Commissioners asked Attorney Roberts about the legality of putting up a sign at the beginning and end of Plum Road reading "Trail access utilize at your own risk" and he approved a sign.

Mr. Merrick stated he purchased the lot next to his lot and asked if he could put in a driveway entrance. The ZEO stated that if the lot purchased is a split from the lot of record that any future development on the currently unimproved portion of Plum Road will be required to comply with all applicable Town and Subdivision regulations and ordinances. The ZEO further stated that Mr. Merrick is signing the Agreement for his lot only because his lot is the lot of record.

**Brian Santos moved and John Lenky seconded the motion to approve the Agreement with the following two amendments that Attorney Rich Roberts will update the definition of the word of vehicle and two signs be added at the beginning and end of Plum Road that says "Trail access utilize at your own risk." Attorney Roberts will determine where these amendments fit into the Agreement. A "Yes" vote will approve the Agreement with two amendments. A "No" vote will not approve.**

Discussion on the motion to approve the Agreement with two amendments. John Rice agreed adding two signs is good.

**Brian Santos-Yes  
John Rice-Yes  
David Poplawski-Yes**

**John Lenky-Yes  
Randy Blackmer-Yes  
Christine Chatelle-Yes**

**Michael Krogul-Yes  
Charlene Langlois-Yes  
Alvan Hill-Yes**

When the Merrick's sign the Agreement the ZEO will issue a Building Permit.

c. Madison Ave.

At the PZC Meeting on 2/22/21 Michael Krogul asked for an update on Madison Avenue. He thought only 3 buildings were approved and there are 6-7 houses occupied. ZEO researched what was approved. Amy St. Onge, First Selectman, commented that the criteria at the December 2019 meeting was that the road would be accepted with the condition that the



drainage issues would be met and it was her understanding that the drainage issues had been met and the work was supposed to be done by August. The road still isn't complete but the Board of Selectmen accepted the road because the drainage issues had been met.

The ZEO researched what was approved regarding Madison Avenue, and the following is from the Minutes of the PZC Meeting on December 23, 2019:

**John Rice moved and Brian Santos seconded the motion to recommend to the BOS to accept Madison Ave Road with the following conditions:**

1. Shall maintain Surety Bond in place for 1 year after all requirements of the Planning & Zoning Regulations have been completed.  
**Bond has not been released**
2. All drainage conditions shall be completed by August 3, 2020.  
**Wetlands Agent submitted to Attorney Roberts a re-write of the drainage easement and this was forwarded to Madison Ave for signature. Madison Ave attorney has to file the easement. Agent also stated everything was in place at lot 18.**
3. Inland/Wetlands concerns addressed by August 3, 2020.  
**Inland Wetlands Approval is in the Madison Avenue file, dated March 8, 2021**
4. Three Certificates of Occupancy are approved for construction and owner occupancy. Minutes Planning and Zoning Commission Meeting December 23, 2019 Page 4 of 4  
**ZEO signed off on three Certificates of Occupancy as stated in the conditions.**
5. Contractor/Owner shall maintain the Road and all Public Improvements until such time as approved by the Thompson Public Works Director, ZEO and the Thompson Planning & Zoning Commission.  
**The Road has been approved by the Board of Selectmen but not adopted to date. Before the road is adopted any base coat repairs due to heavy traffic needs to meet the Director of Public Works specifications before the final coat is installed and the road is adopted.**
6. Increase Right of Way Performance and Completion Bond for road repairs by \$13,610.00 for a new bond total of \$100,000.00. Bond to be submitted no later than January 13, 2020.

**Correct Bond was submitted as required.**

A roll call vote was taken: Randy Blackmer, Jr. – Yes, Charlene Langlois – Yes, Alvan Hill – Yes, Christine Chatelle – Yes, John B. Lenky – Yes, John Rice – Yes, Dave Poplawski – Yes, Missy Desrochers – Yes, Brian Santos – Yes, Michael Krogul – Yes

Motion carried unanimously

Michael Krogul commented that there are people living on Madison Avenue without an occupancy permit. He suggested the Town do some borings to make sure 1<sup>st</sup> base coat on the road meets the requirements before second coat is put down. Michael Krogul proposed the PZC ask Rich Benoit to do a preliminary review of the road. The ZEO will send this request to Rich Benoit and report back to the PZC on his findings. The ZEO will also send an email to the developer of Madison Avenue asking for an update on the status of this development.

d. Bernardi – 1267 Thompson Rd

At the PZC Meeting on 1/26/2021 the following is the agreement by the Bernardi Family Trust to vacate one apartment on the property. The upstairs apartment will be vacated by February 28, 2021 and repairs will follow take about one month to complete. When the basement apartment is vacant, it will be used for storage. This process will be completed by April 1, 2021. They will offer the remodeled apartment to the tenant in the basement apartment. In the

event the Bernardi Family Realty, LLC puts the property on the market it will be listed as a three-family dwelling. There was no objection by the Commissioners as the ZEO outlined it.

ZEO received a call from Mrs. Bernardi stating the tenant that was evicted, which the eviction was supported by the court, refuses to leave. Because she will not leave this puts the Bernardi's behind in their timeline to close up the 4<sup>th</sup> apartment. I told her to please keep me updated on any progress they are making and ZEO will notify her of any immediate actions the PZC requires for her property to come into Zoning Compliance.

**Unanimous consent of the Commissioners to resume this discussion at the Regular PZC Meeting on April 26, 2021.**

12. New Business:

- a. Preliminary Discussion, Brian Andstrom, Subdivision 0 Gawron Rd  
Mr. Andstrom discussed his plans for the Property.

Preliminary discussion: Mr. Andstrom purchased 16 acres of land on Gawron Road and wants to do a 4-lot subdivision-a preliminary sketch was included in the Commissioners packets. Mr. Andstrom asked for input, clarification and a timeline on shared driveways because it is addressed and permitted in the Zoning Regulations but not in the Subdivision Regulations. Tyra commented that the Zoning Regulations were updated in September 2020 and the Subdivision Regulations are older and are in conflict, therefore the Subdivision Regulations are currently being updated to align with the Zoning Regulations. Attorney Rich Roberts provided a legal opinion and stated if shared driveways are permitted in the Zoning Regulations and not permitted in the Subdivision Regulations, the Zoning Regulations prevail.

- b. 520 Riverside Drive, Neil P. LLC Preliminary Site Plan Discussion  
Neil P. LLC discussed his plans to construct a structure on his property.

**Unanimous consent of Commissions to table to April 26, 2021 Regular PZC Meeting.**

- c. Discussion of property disposition 0 Lillian Avenue  
First Selectman Amy St. Onge discussed this disposition at the Board of Selectmen meeting. The following information was provided through email.  
"At last night's Board of Selectmen meeting, the Board voted to move the request from residents Matt and Laura Gineo to purchase 0 Lillian Ave to the Planning and Zoning Commission for consideration. The parcel is 4.2 acres of open space that is owned by the Town. The parcel would remain Open Space if sold. The Open Space parcel was accepted at the PZC meeting in 2006.

Attorney Roberts comment regarding 0 Lillian Ave: Looking at the minutes from 2006, it does appear that the discussion among the PZC members was that it should be open for the public – the "entire neighborhood" and the "people in the area" - and not just for the nine houses in the subdivision when it was dedicated. The motion even called for more parking spaces around the cul de sac, presumably so others could drive there and use the space for recreation. Some of the same members are still on PZC, so they may have a better recollection of the conversation. That certainly does cast it in a different light

than if it were restricted only to the immediate neighbors. The risk of transferring the land to the neighbor would be that some member of the general public claimed that they had the right to use the land, but without a written covenant, that claim would always be subject to the decision of the Town to dispose of the property. However, even if the current PZC and Board of Selectmen were to decide that it could be conveyed, you would definitely want to have it conveyed subject to a written conservation easement specifying what could and could not occur on the property. It should also be kept available for use by the residents of the subdivision that it was taken from, as those residents could make a bona fide claim that they purchased their lots in reliance on the preservation of that open space as a recreational amenity.

Letter received from Matt Gineo addressing his intent and concern for this Open Space land. His comments include the following:

- His property shares the longest border with 0 Lillian Ave
- He wants to purchase this land with the caveat that it will remain open space
- He will not build on the land only maintain it as an extension of his yard
- He will pay taxes to the Town for 0 Lillian Ave
- This land is not maintained by the Town. It is overgrown and often used as a dumping ground for people in the area.
- Regularly clean up large amounts of trash, construction debris, pet waste, compost, tires, etc.
- Used for boat and automobile storage, firewood piles and ATV riders
- Wants to breath life back into 0 Lillian Ave

The ZEO stated that the Inland Wetlands Agent has not had the opportunity to look at 0 Lillian Ave and requests that no action be taken on this request until she has had a chance to look at this piece of property. John Rice questioned the legality of selling Open Space land and requested an opinion from Attorney Roberts.

Brian Santos visited the site and commented that he would like to see 0 Lillian Ave used and maintained as community space in this part of the town. John Rice asked the ZEO to research 825 Connecticut General Statutes regarding Open Space. Michael Krogul stated that if 0 Lillian Ave was to be sold, it would have to go out to bid. John Lenky stated he walked 0 Lillian Ave and confirmed that he found huge stumps and took pictures. Dave Poplawski agreed that this Open Space is perfect for that neighborhood due to the large number of children who live in that area.

Amy St. Onge, first selectmen, forwarded question to Attorney Roberts concerning 0 Lillian Ave and the legalities of open space. Tyra addressed points that were raised in the chat and they are:

- that there is a strong implication in the way the Regulations are written that open space be open to the public so anyone could walk that land
- Rich Morse, an abutter to 0 Lillian Ave, commented in the chat that this Open Space was earmarked for use by area residents and the cul-de-sac was put in to park cars. He further stated that there are 11 new homes being built there who would also be able to use it.

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Attorney Roberts commented that if 0 Lillian Ave was to be conveyed the town would set the terms and conditions to reflect what the PZC and the town wants to have on it.

Mike Hebert, an abutter of 0 Lillian Ave, echoed Mr. Gineo's point about 4-wheelers and asked that if the opportunity to purchase that land were to become a reality that the residents in Bonnett Acres be offered the opportunity to expand their property to at least one acre so they no longer have non-conforming lots.

**Randy Blackmer suggested that discussion on 0 Lillian Ave be tabled and put on the PZC Regular Meeting Agenda on April 26, 2021 in order to do further research to discuss further.**

13. Commissioners Comments:
  - Brian Santos acknowledged receipt of an email regarding unimproved streets from the ZEO,
  - Tyra asked the Commissioners to look at the schedule she will email tomorrow in order to schedule a meeting to review the Subdivision Regulations in April.
14. Next Meeting:
  - a. PZC Special Meeting Discussion of 09/15/2020 Amended Regulations March 29, 2021 at 7:00 PM via Zoom
  - b. PZC Regular Meeting April 26, 2021 at 7:00 PM via Zoom
15. Adjournment

**John Lenky moved and Brian Santos seconded the motion to adjourn. Motion carried unanimously. Meeting adjourned at 9:01PM.**

Respectfully Submitted,  
Gloria Harvey,  
Recording Secretary