



# TOWN OF THOMPSON

## Planning & Zoning Commission

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Minutes – PZC Regular Meeting  
Monday, May 24, 2021 at 7:00 PM  
Zoom Meeting

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Topic: PZC regular meeting  
Time: May 24, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/89432793851?pwd=bTFrekd0d0JCZY1luVWFHWTlabHVsQT09>

Share this recording with viewers:  
[https://us02web.zoom.us/rec/share/gIZ\\_hcZbmMJs1Ne4Q0b-2k63pFXB3Yd-BIf5s1OrPomcOa7tP0bP78GzWUkGRfg1.MZi1PP4iSwuG1eOk](https://us02web.zoom.us/rec/share/gIZ_hcZbmMJs1Ne4Q0b-2k63pFXB3Yd-BIf5s1OrPomcOa7tP0bP78GzWUkGRfg1.MZi1PP4iSwuG1eOk) Passcode: Y@5ee?B7

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

John Lenky	John Rice	Dave Poplawski
Alvan Hill	Brian Santos	Michael Krogul
Joseph Parodi-Brown	Christine Chatelle	

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

Absent: Missy Desrochers, Robert Werge Sr., Christopher Nelson, Charlene Langlois, Randy Blackmer  
Staff Present: Cindy Dunne, ZEO; Tyra Penn-Gesek, Planner, Gloria Harvey, Recording Secretary

### 2. Public Hearing

**PZC Application #21-09** Applicant Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, Amendments to the Amended Planning and Zoning Regulations Approved on 9/15/2020.

**Application #21-09 was amended at the PZC meeting held on April 26, 2021 as follows:**

**The ZEO requested Application #21-09 be amended to change Zone RRAD to DMRD. David Poplawski moved and Alvan Hill seconded the motion to amend the motion to Accept Application #21-09 for a Public Hearing and set a Public Hearing date for May 24, 2021 and add the wording to change Zone RRAD to DMRD at 659 Riverside Drive. Amendment is added to the application**

#### Item 1

**Amendment to Article Five – Special Provisions**

**Article 5A USES**

**Amendment – Section 9 Shooting Ranges**

**The Commissioners unanimously agreed that Item 1 and 1A need further discussion More lengthy discussion**

**John Lenky moved and Alvan Hill seconded the motion to Table Item 1 Amendment to Special Provisions and 1A Amend Article Seven Definitions on Application #21-09. A “Yes” vote to table Item 1 Amendment to Special Provisions and 1A Amend Article Seven Definitions on Application #21-09. A “No” vote to continue discussion.**

**John Lenky-Yes**

**Alvan Hill-Yes**

**Mike Krogul-Yes**

**Items 1 and 1A Tabled**

**Brian Santos-Yes**

**Dave Poplawski-Yes**

**Joseph Parodi-Brown-Yes**

**John Rice-Yes**

**Christine Chatelle-Yes**

## **ITEM 2**

Amend Article Seven Definitions

H (Page 105) AFTER Home Occupation and before Hotel

Household pet – a companion animal that resides with the owner or tenant in the dwelling unit.

John Rice suggested identifying the pet. Joseph Parodi-Brown stated our regulations don't speak to household pet ownership they only refer to livestock. Discussion regarding types of pets to allow or limit took place and the Commissioners agreed due to the large number of types of pets the definition presented was a defining item.

## **ITEM 3**

Amend the Table of Permitted Use in Districts - #5 Each District – Re-Number Subsequent Uses

- Article 4D, Section 2 Table of Permitted Uses  
Article 4D Business Development District (BDD) – Construction Type / Zoning Permit Simple
- Article 4E, Section 2 Table of Permitted Uses  
Article 4E Thompson Corridor Development District (TCDD)-Construction Type/Zoning Permit Simple
- Article 4F Downtown Mill Rehabilitation District (DMRD)-Construction Type/Zoning Permit Simple  
This section refers to adding storage commercial passive, renumbering, and the permitting level is a Zoning Permit

## **ITEM 4**

Amend the Table of Permitted Use in Districts BDD and TCDD - #12 – Renumber subsequent Uses

Add to table of permitted uses #12 Retail Stores

Simple Zoning Permit

## **Item 5**

Article 5 Special Uses – Article 5A Section 1 – Standards for Home Occupation

Home occupations meeting the following standards of operation shall be permitted:

Amendment Insert b.

b. If the applicant for the Home Occupation is not the owner of the residence, then the application shall include a letter signed by the owner and attested by a notary stating that:

- i. The owner is aware of the request for the Home Occupation, and the nature of the proposed activity
- ii. The owner grants permission for the tenant to engage in the proposed activity
- iii. The owner acknowledges that he or she is responsible for bringing the Home Occupation into compliance if it is found to be in violation of any of these Regulations.

Subsequent letters need to be adjusted c to i. This item is simply correcting an oversight in the Regulations.

**ITEM 6**

10. Article 5A, Section 2 Trailers and Mobile Homes

Amendment is to change some of the language in the Rural Residential Agricultural District (RRAD) to correct an oversight.

Section 2, B, 5-7. No more than two such trailers shall be parked on a single lot in (strike the Rural Residential Agricultural District or) the Lake District (AMEND) or on a single plot within an approved campground in the Rural Residential Agricultural District.

ZEO stated this was amended to add flexibility to Lake District and tightening the language.

**ITEM 7**

Article 6, Section 1 (strike Administration) AMEND to Zoning Board of Appeals

A. The Zoning Board of (strike Appeal) AMEND TO Appeals

**ITEM 8**

**REZONE:** From Rural Residents Agricultural District to Downtown Mill Rehabilitation District Map 63, Block 58, Lot 15P-Correction to the Map

Justification: To create development potential consistency with Intent of Downtown Mill Rehabilitation District.

John Rice questioned if this is a rezone and asked if proper notifications had been sent out.

ZEO withdrew Item 8 from Application #21-09.

**FORMAT ADJUSTMENTS**

**A. Numbers at the beginning of A are out of sequence, goes from 3-5, skipping 4 which needs to be added and subsequent numbers as well.**

Amend

Exemptions

The following uses are exempt from the provisions of this section as a requirement to obtain a permit:

3.Excavations (not fills) for pools, raised foundations, retaining walls, basements or other below-grade structures and earthwork associated with approved subdivisions do not require a grading/gravel excavation permit but are subject to building permits. A grading gravel excavation permit is otherwise required if any of the following criteria apply.

a. Earth movement is greater than 1500 cubic yards, in order to avoid:

- Deep excavations
- Excessive slopping
- Excessive fills

b. Grading obstructs or diverts a drainage course

c. Importing or exporting of earth is greater than 1500 cubic yards

4.Excavation, removal, filling or grading in direct connection with an agricultural use.

5.Excavation, removal, filling or grading of a total amount up to 1500 cubic yards.

**3.Appendix E Tables of Uses for All Districts**

3.Thompson Common Village District-ADD TVCD to Heading of Section

5.Thompson Corridor Development District-ADD TCDD to Heading of Section

John Rice questioned if this application was for gravel removal. Joseph Parodi-Brown said it is just a formatting change to clarify. No language has changed.

Brian Santos moved and Alvan Hill seconded the motion to close the Public Hearing on Application #21-09 with the exception of moving 1 and 1A which was tabled and withdrawing Item 8 and 1 and 1A and discuss at next regular meeting. A “Yes” vote to close the Public Hearing with exceptions as listed and a “No” vote to not close the Public Hearing.

Michael Krogul-Yes

John Rice-Yes

John Lenky-Yes

Brian Santos-Yes

Alvan Hill-Yes

Dave Poplawski-Yes

Christine Chatelle-Yes

Joseph Parodi-Brown-Yes

Public Hearing closed

**PZC Application #21-10** Applicant Shelley Ashton-Briggs and Jeffrey Briggs owner of 30 West Thompson Rd, Map, Lot, Block, Zone RRAD requesting a Special Permit for Wedding/Event Venue Business, according to the Town of Thompson Amended Regulations, Article 4A RRAD, Section 2 Table of Permitted Uses #17.

ZEO confirmed that Certified letters were sent, Public Notice was placed on property, NDDH Approval is in the record. Daniel Blanchette represented Ashton-Briggs who is proposing to hold weddings or other similar events at their residential property at 30 West Thompson Road which is located in RRAD zone. These events would likely occur once a week during the summer and fall with an expected maximum 200 guests.

Article 3A, Section 4, Special Requirements A-7 – ZEO observed site plan did not have any new and/or existing drainage areas delineated. Daniel Blanchette responded that minor grading is proposed on the west side of the barn and they do not have any drainage areas delineated.

Article 3A, Section 4, Special Requirements A-12 and B-2 – ZEO observed that site plan does not appear to have any utility (except SNET) poles and or underground utilities, catch basins, manholes, gate valves. Daniel Blanchette responded that all existing above ground utility structures are shown on the plan and no new utilities are proposed.

Article 3A, Section 4, Special Requirements B-5 Parking calculations and handicap parking  
ZEO noted delineated handicap parking spaces. Daniel Blanchette stated that the site plan has been updated to show the required handicap parking and these spaces will be clearly identified by signs which will be temporarily installed during events. ZEO feels there should be a condition that there should be no parking on West Thompson Road, and the condition of tent removal by 10am the following day. Lenky 24- hour window.

Article 3A, Section 4, B-15 Exterior Lighting

ZEO expressed concern of the type of lighting as there are no strict zoning requirements regarding lighting for this project. Daniel Blanchette stated that the proposed lighting shown on the site plan is in

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conformance with the recommended guidelines and the majority of the lamp post lighting is to the sides and downward.

Article 3C, Section 3, B-3.1 – Hazardous materials production, storage and removal.

ZEO required a specific disposition plan for disposal of venue waste and portable bathroom. Daniel Blanchette stated there is no anticipated production of hazardous waste materials or waste. Domestic sewage is not considered hazardous according to the EPA and will be stored in the portable bathroom trailer and disposed off site.

ZEO questioned the overflow parking and has a letter from Creation Church giving permission for 25 spaces for additional parking on the Driveway. ZEO suggested a condition be added that there will be no parking on West Thompson Road. Two pictures were attached to the Application #21-10: (1) Creation Church Driveway and (2) the end of the guardrails on West Thompson Road. Parking along the guiderails has the potential of creating a traffic hazard. The driveways shown on the site plan are existing and there is no additional driveway proposed. The wood deck is existing and an arbor is proposed. Creation Church gave the applicant a signed letter from the Church giving permission to use the property for the events planned.

Daniel Blanchette, J & D Civil Engineers represented the Shelley Ashton-Briggs and Jeffrey Briggs stating they would like to hold weddings and other events on the property at 30 West Thompson Road. Minimal construction proposed and this project fits in well with the town. He stated noise would be minimal with 1200 feet to nearest residence and not anticipating any issues with noise pollution. The Church across the street, and Army Corps of Engineers own property adjacent to 30 West Thompson Road.

John Lenky referred to parking on Sacred Heart Drive and suggested a crosswalk and pedestrian crossing signs be installed by the Town of Thompson. John Rice asked if the event tent would be taken down after each event as well as all the equipment associated with the event by 10 am the next morning and was told this would be done. He also asked who would be renting the tent and was told the participant would be responsible for the renting. A parking attendant will be provided for 5-6 hours during the event.

Christine Waldron, 194 Lion Hill Road, Woodstock, CT, she and her brothers are concerned about parking on Sacred Heart Drive blocking the entrance to their field for mowing or cutting down trees. She asked if it would be possible to put up cones at the entrance way to their property as well as no parking signs. She and her brothers own property across the street from the venue which they may like to sell in the future for houses and are concerned on the impact on the value of their land if there was a venue across the street. She also asked if the concerns she expressed would be written into the permit including the time the amplified music would end. She was also told the events would be held on the weekends.

Eric Waldron, 20 Wilshire Drive, Worcester, MA, stated 95 decibels is very loud. He asked if there is the ability to shut the music down earlier. Also, he said his family owns the land on the side of the proposed property and behind it and they are impacted on three sides. Mr. Waldron asked if after the Public Hearing closed if he and his sister would be able to have further input and Joseph Parodi-Brown said any

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input they have should be voiced tonight. Joseph Parodi-Brown stated that decisions of PZC can be appealed to the Court. Notification is by Legal Notice published on Town website and in the Villager as well as the Minutes. Mr. Waldron asked about the lighting and he was also told lighting was on poles and lighting getting to the poles is underground.

Brian Finn, 16 Westside Drive, Unit 114, Thompson, CT, elder at Creating Church, referred to a letter sent to the ZEO from the pastor at Creation Church allowing parking in the Church parking lot. He stated that the pastor is not allowed to enter into a bilateral agreement without the approval of the church board of elders because the Church bylaws don't make it binding without approval of the board, therefore there is no binding agreement for parking on the Church site as of this meeting.

**John Rice moved and John Lenky seconded the motion to close the Public Hearing on Application #21-10. A "Yes" vote will close the Public Hearing and a "No" vote will take another action.**

Michael Krogul-Yes

John Lenky-Yes

Alvan Hill-Yes

David Poplawski-Yes

Christine Chatelle-Yes

Brian Santos-Yes

John Rice-Yes

Joseph Parodi-Brown-Yes

The Public Hearing is closed.

**PZC Application #21-12** Applicant Strategic Commercial Realty, Inc. d/b/a Rawson Materials, of 6 Kennedy Drive, Putnam, CT property owner River Junction Estates, LLC,. 204 Munyan Road, Putnam., Ct 06260 for Gravel Mining at property located at 0 East Thompson Rd, Map 154, Block 5, Lot 10, Zone, RRAD creation of a 3.5+/- acre pond. Approximately 120,000 cubic yards of sand and gravel will be removed from the site to create the pond.

ZEO reported that necessary compliance with the Inland Wetlands is pending, and the revised Site Plan was received today, therefore she has not had an opportunity to review the Plan. Harry Heller, 736 Norwich New London Turnpike, Uncasville, CT. gave a brief overview of Application #21-12. He stated that the site has 29.7 acres and the excavation is less than 5 acres. The proposal is to remove 120,000 cubic yards of material with the duration of the project taking about 2-years.

Bonnie Robbins, abutter, 591 East Thompson Road, Thompson, CT, concerned about mining in pond area and removal of the hill at the top of the road, underground utilities, and keeping all the rules and regulations for this project. David Held clarified that mining would not be conducted in that area. She questioned the storage trailer on the property. The ZEO stated that the construction trailer has been approved in the current regulations.

Mark and Ramona Savolas, 551 East Thompson Road, abutters, expressed concern with the effect of the wetlands on their property and they had concerns about the level of the river. Harry Heller stated that there should be no impact on the wetlands or on the level of the river. Mr. Savolas questioned the source of the water on the site. Harry Heller said the sand and gravel is thoroughly saturated now and when the sand and gravel is taken out of the site static water level remains. Ramona Savolas expressed her opinion regarding traffic concerns.

Gail Arsenault, and Cathleen Godzik, 157 Spicer Road, Thompson CT. asked if Army Corps of Engineers were going to get involved, and Harry Heller said they would not be involved. She also asked for the

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reason for the three-acre pond and Harry Heller said the end property user requested it. She asked where the water for the pond was going to come from and David Held responded that the pond would be from the static ground water that is there now. She also asked about the depth of the pond and if it was under OSHA jurisdiction and Harry Heller replied it was not under OSHA. She inquired about the 5-mile river escape valve for water and the water table. Mr. Held, Provost and Rovero, professional engineer, said the purpose for the escape valve for water was to have a more stabilized outlet. She also asked about truck travel. Mr. Held said trucks would use the existing gravel driveway.

Michael Krogul moved and John Lenky seconded the motion to continue the Public Hearing on Application #21-12 to the June 28, 2021 regular meeting. A “Yes” vote to continue the Public Hearing to June 28, 2021 and a “No” vote to pursue another action.

Alvan Hill-Yes	Dave Poplawski-Yes	Brian Santos-Yes
Christine Chatelle-Yes	Michael Krogul-Yes	John Rice-No
John Lenky-Yes	Joseph Parodi-Brown-Yes	

Public Hearing is continued

### 3. Discuss Public Hearing and Possible Action –

**PZC Application #21-09** Applicant Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, Amendments to the Amended Planning and Zoning Regulations Approved on 9/15/2020.

Michael Krogul moved and Brian Santos seconded the motion to accept Application #21-09 as amended without Items 1, 1A, and 8. A “Yes” vote will approve Application #21-09 as amended, and a “No” vote will deny.

Alvan Hill-Yes	Dave Poplawski-Yes	Brian Santos-Yes
Christine Chatelle-Yes	Michael Krogul-Yes	John Rice-Yes
John Lenky-Yes	Joseph Parodi-Brown-Yes	

Application approved unanimously as amended

**PZC Application #21-10** Applicant Shelley Ashton-Briggs and Jeffrey Briggs owner of 30 West Thompson Rd, Map, Lot, Block, Zone RRAD requesting a Special Permit for Wedding/Event Venue Business, according to the Town of Thompson Amended Regulations, Article 4A RRAD, Section 2 Table of Permitted Uses #17.

John Rice moved and John Lenky seconded the motion to approve Application #21-10 with conditions that there be no parking on West Thompson Road, request to Town of Thompson to install pedestrian crossing signs along West Thompson Road #2 and paint a crosswalk across West Thompson Road #2, remove event tent within 48 hours following the event, parking attendant put cones at entrances to Waldron field and maintain there be no parking at the entrance to the Waldron property, music for the event should cease by 9:30, and PZC approval conditional upon parking approval from Creation Church to use their parking facilities. A “Yes” vote will approve Application #21-10 with conditions and a “No” vote will deny Application #21-10.

Alvan Hill-Yes	Dave Poplawski-Yes	John Lenky-Yes
Brian Santos-Yes	Christine Chatelle-Yes	Michael Krogul-Yes
John Rice-Yes	Joseph Parodi-Brown-Yes	

**PZC Application #21-12** Applicant Strategic Commercial Realty, Inc. d/b/a Rawson Materials, of 6 Kennedy Drive, Putnam, CT property owner River Junction Estates, LLC,. 204 Munyan Road, Putnam., Ct 06260 for Gravel Mining at property located at 0 East Thompson Rd, Map 154, Block 5, Lot 10, Zone, RRAD creation of a 3.5+/- acre pond. Approximately 120,000 cubic yards of sand and gravel will be removed from the site to create the pond.

**No Action was taken on Application #21-12 as that Public Hearing was continued to PAC Regular Meeting on June 28, 2021.**

4. Approve Minutes:

a. April 26, 2021 Regular Meeting Minutes

Brian Santos moved and John Lenky seconded the motion to approve the Minutes of April 26, 2021.

A “Yes” vote to approve. A “No” vote to not approve.

Alvan Hill-Yes

David Poplawski-Yes

John Lenky-Yes

Brian Santos-Yes

Christine Chatelle-Abstain

Michael Krogul-Yes

John Rice-Yes

Joseph Parodi-Brown-Yes

Minutes approved

5. Applications:

**PZC Application #21-08** - Applicant Neil P. LLC, Property Owner of 520 Riverside Drive, Map 85, Block 95. Lot 10A, Zone DMRD, New Retail Building with “Grandfathered” Drive-Up Window Special Permit that runs with the Land (Special Permit 2012-02 Approved 11/26/12)

Application #21-08 is a continuation of the Special Permit Process which began April 26, 2021. The following are the ZEO comments on the information the PZC Commissioners requested at the April 26, 2021 PZC Regular Meeting.

- At the 11/26/2012 PZC meeting Special Permit #2012-02 was Approved.

**Description of Request stated on the application:**

**“Special Permit/Site Plan Approval to construct a commercial building with drive up window & associated parking, utilities & grading.”**

**“Reference of drive-up window in minutes”**

Engineer Denis Blanchette discussion concerning the drive-up window noted in the minutes:

1-b., 1) the special permit is required because of the proposed drive-up window and the greater number of parking spots:.....”

1-g Resident requested information concerning lights from drive up window shining in her window

*Applicant answer:*

*1-g- 1The owners agreed that if there is a problem with lighting from those using the drive-up window then they would put in place some kind of a lower barrier such as low shrubbery – they do not want the building to be obstructed from the highway.*



**Note g- 3 on the 11/26/12 minutes**

*The owners of the property stated that currently they do not have any tenants for the new space; it may be that a drive-up window may not be needed.*

**J&D's response to no approval from the DOT**

"We have addressed all of CTDOT's comments and won't hear back for them for a while because they are so backed up on reviews. I think the important issue for P & Z is that none of the requested plan comments affect or address the existing driveway. The existing driveway is therefore, by default, approved. Lot doesn't have to be widened or moved or anything. They just wanted details for ramps and signs which I added and J & D prepared the right to drain map which I forwarded you a copy of.

Daniel Blanchette, represented the applicant at 520 Riverside Drive, North Grosvenordale, CT 06255 who is requesting a new retail building with a "Grandfathered" Drive-Up window which was approved in 2012. Brian Santos questioned the Drive-Up Window. David Poplawski questioned the location of the dumpster and Daniel Blanchette confirmed that the dumpster will be located behind the building.

**John Rice moved and Alvan Hill seconded the motion to approve Application #21-08 with a grandfathered drive-up window which was approved on November 26, 2012.**

Discussion on Application #21-08: Joseph Parodi-Brown asked if low shrubbery would be incorporated into the plan to block some light from a drive-up window into surrounding properties and Daniel Blanchette stated that in the event the drive-up window is used the shrubbery would be planted.

John Rice amended his motion and Alvan Hill seconded the amended motion to accept Application #21-08 with a grandfathered drive-up window which was approved on November 26, 2012, to include the planting of shrubbery by the applicant to block light from the drive-up window going through the properties in the area. A "Yes" vote to approve Application #21-08 with condition. A "No" vote to take other action.

Alvan Hill-Yes

David Poplawski-Yes

John Lenky-Yes

Brian Santos-Yes

Christine Chatelle-Yes

Michael Krogul-Yes

John Rice-Yes

Joseph Parodi-Brown-Yes

Application #21-08 Approved with condition

**PZC Application #21-16** – 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 I, renewal of gravel mining operation, to excavate sand and gravel.

Gravel renewal for an ongoing Gravel Operation. 11 Blasts were conducted last year. Dates of blasts and Monitoring well check dates chart attached to application. 108,000 cubic yards were removed from the property.

Harold Hopkins with French River Material spoke on Application #21-16 and said Phase 1 is completed and he is well into Phase 2. Expect to continue moving forward.

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Alvan Hill asked about moving more material from the rail side and whether there will be less truck traffic. Mr. Hopkins said he started shipping some material by rail and 10 cars are expected in the next week or two for delivery to the New York area.

John Lenky questioned Blain Road traffic and Mr. Hopkins confirmed that all trucks under his control take a left exiting the site.

John Rice moved and John Lenky seconded the motion to approve Application #21-16. A “Yes” vote to approve and a “No” vote to deny.

Alvan Hill-Yes

David Poplawski-Yes

John Lenky-Yes

Brian Santos-Yes

Christine Chatelle-Yes

Michael Krogul-Yes

John Rice-Yes

Joseph Parodi-Brown-Yes

Application #21-16 is Approved

**PZC Application #21-17** - 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.

Work on this project is winding down. Mr. Mercier said they are currently in Phase 4, and Phases 1, 2, and 3 are almost completed with a little cleanup still to be done. A temporary basin has been built and approved by Wetlands and ZEO. Mr. Mercier is hopeful that this will be the last year of requesting a renewal. He also said that he is grinding the bushes and will ask for guidance from the town on how to develop this site.

Michael Krogul stated that it is his understanding there are fees that have not been paid, therefore Application #21-17 should not be accepted until payment has been made.

John Rice questioned the flood map and the ZEO will look into it. Regarding the amount of material being mined, Mr. Mercier stated that last year production was 44,000 cubic yards and hopefully this year it will be more. Questions were raised as to how fees are assessed and the ZEO will also look into this process.

Michael Krogul moved and Brian Santos seconded the motion to approve Application #21-17 subject to all fees being paid.

Discussion on Application #21-17: John Rice questioned fee on cubic yards and ZEO stated that Mr. Mercier paid for 113,000 cubic yards last year and last year he took out 44,000 cubic yards. ZEO will research.

Michael Krogul moved and Brian Santos seconded the motion to approve Application #21-17 subject to all fees being paid. A “Yes” vote to approve Application #21-17 pending proof of payment of all fees. A “No” vote to not approve.

Alvan Hill-Yes

John Lenky-Yes

Brian Santos-Yes

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Christine Chatelle-Yes

Michael Krogul-Yes

John Rice-Yes

David Poplawski-Yes

Joseph Parodi-Brown-Yes

Application is approved with condition.

6. Citizens Comments:  
Bonnie Robbins asked about how to share her concerns or comments if she is not able to attend a meeting and Joseph Parodi-Brown said that she should send them to the ZEO to be included in the record for the meeting.
7. Reports of Officers and Staff:
  - a. Planners Report
    - Tyra reported that she would like to schedule two meetings per month starting in June for review of Subdivision Regulations
    - Suggested taking the Affordable Housing Survey posted on town website which will be open through the month of May
    - Sad to lose Carolyn Werge. She was a wonderful person and a great loss. Her work was invaluable.
  - b. ZEO Memo
  - c. Town of Thompson Budget Reports May 2021  
John Rice reported expended 75% of budget
8. Correspondence:
  - a. Minutes: Zoning Board of Appeals May 10, 2021
  - b. Town of Dudley Planning Board Notice of Public Hearing
  - c. Town of Dudley Planning Board Notice of Public Hearing Certification
  - d. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter
9. Signing of Mylar: None
10. Old Business:
  - a. Brickyard Road Bonding  
Talked to Brian on May 17, 2021. He stated that last month he was working in leveling the back of the property, is now in the process of reclaiming, and will leave an open space in the pit area for farmers vehicles and equipment. He stated the reclamation will be finished by the week of June, 18<sup>th</sup> one week before PZC meeting and ZEO will go out and inspect the reclamation and report back to the PZC at the June 28<sup>th</sup> meeting.
  - b. Paintball Activity 11 Hagstrom Road
    - Cease and desist was sent to Property Owner on April 30, 2021, Date of Delivery, and signed, May 2, 2021.
    - Sunday May 2, 2021 received 2 photos that they were conducting paintball activities
    - Monday, May 10, had a conversation with Ms. Stone and she had not decided if she was going to apply for an NLE permit. Her reasoning is she is not a business, she took down her Facebook page and is in the process of pulling her LLC with the State of Connecticut. She explained that this is a hobby and she does not receive revenue from the hobby. ZEO told her that I would look into the amended regulations to see if that activity qualifies for a family hobby.
    - Saturday, May 15, 2021 received a video of paintball activity occurring.

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- Sunday, May 16, 2021 Received compliant per phone that there were about 12 cars at location and paintball activity occurring.

ZEO instructed the homeowner at 11 Hagstrom Road that she has until May 30 to appeal to the ZBA or further action will have to be taken.

c. 53 Wrightson Dr

Request for an accessory building in that does not comply with Article 4G, Lake District, Section 3, Accessory Structure to the Primary Building, "Front setback for an accessory structure shall equal or exceed that of the primary structure.

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**"Alvan Hill asked the ZEO to find out how much space is on the left side of the building as it is not shown on the sketch."**

Facing the road left of the proposed accessory building is 60 feet.

Brian Santos stated the commission should allow accessory structure that replicates existing primary building and applicant should get a Variance from the Zoning Board of Appeals.

Susan Waters, 53 Wrightson Drive, wants to put the garage utilizing the driveway because putting it parallel to the house it will ruin where the house is.

Tyra will bring up the topic of accessory buildings in regulation meetings. ZEO will advise applicants to apply to the ZBA so they can get on the July agenda.

11. New Business:

a. 90 Thompson Rd – preliminary discussion of subdivision

Property Owner Francis Knapik presented a preliminary discussion of creating a subdivision on this property.

Subdivision would be:

- 4 to 6 lots
- Shared driveway
- Homeowners' association
- Open Space

Presently the amended zoning regulations allow shared driveways, however the current sub-division regulations do not permit shared driveways.

*Article 4, **Section 4 General Provisions for All Districts***

**3. Shared Driveways** - All developments consisting of two or more buildings, or attached units (e.g., townhouses or professional office buildings) shall utilize shared driveways to provide access to their developments in order to limit curb cuts.

Frank Knapik spoke on this preliminary discussion of a subdivision with shared driveways on an 18 ½ acre lot. Alvan Hill, asked about where the power comes in and where will the poles will be located. Alvan Hill questioned solar panels and Mr. Knapik said the solar people want to use all 40 acres and the solar would not be cost effective. David Poplawski asked about maintenance during the absence of the applicant and Mr. Knapik said he will look into ways of providing maintenance. Tyra suggested discussing design guidelines in this plan in our June meeting.

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12. Commissioners Comments:

John Lenky researched paintball activity and injuries and referred the Commissioners to a paintball website and suggested it be addressed in our Regulations.

Alvan Hill stated paintball is not a family hobby or a private shooting range. It is a clear business and should be treated as such with all the restrictions.

Michael Krobul asked for an update on Madison Avenue as there are more people residing in houses who don't have building permits. ZEO advised referring this matter to the Building Department.

Joseph Parodi-Brown stated that the Commissioners are truly saddened at the passing of Carolyn Werge. He further stated that she will be missed along with her collaborative spirit in doing her work. She was a remarkable woman and will be truly missed.

13. Next Meeting:

- a. PZC Special Meeting May 26, 2021 at 7:00 PM via ZOOM Subdivision Regulation Meeting
- b. PZC Regular Meeting June 28, 2021 at 7:00 PM, location to be determined

14. Adjournment

**John Lenky moved and Alvan Hill seconded the motion to adjourn. The motion carried unanimously. Meeting adjourned at 10:50 PM.**

Respectfully Submitted,  
Gloria Harvey,  
Recording Secretary