



# TOWN OF THOMPSON

## Planning & Zoning Commission

815 Riverside Drive  
P.O. Box 899  
North Grosvenordale, CT 06255  
PHONE: 860-923-9475  
E-MAIL: [zeo@thompsonct.org](mailto:zeo@thompsonct.org)  
[planner@thompsonct.org](mailto:planner@thompsonct.org)  
WEBSITE: [www.thompsonct.org](http://www.thompsonct.org)

### Minutes – PZC Regular Meeting

Monday, June 28, 2021 at 7:00 PM

Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

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

John Lenky

John Rice

Dave Poplawski

Alvan Hill

Michael Krogul

Randy Blackmer

Seating: 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, Joseph Parodi-Brown, Christine Chatelle, Brian Santos

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

#### 2. Public Hearing

**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. Continued from May 24, 2021.

**Application Withdrawn:** Vice Chairman Blackmer read communication from Attorney Harry Heller, Authorized Agent of Record for Strategic Commercial Realty, Inc, dba Rawson Materials Rawson, Inc stating applicant withdraws the application.

**John Rice moved and Alvan Hill seconded the motion to accept the withdrawal of Application #21-12 and refund the application fee of \$11,000.00 minus fees and expenses incurred and rebate the remainder of the funds to the applicant.**

**Dave Poplawski-Yes**

**John Lenky-Yes**

**John Rice-Yes**

**Michael Krogul-Yes**

**Alvan Hill-Yes**

**Randy Blackmer-Yes**

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

#### 4. Approve Minutes:

a. May 24, 2021 Regular Meeting Minutes

**John Lenky moved and Michael Krogul seconded the motion to accept the PZC Regular Meeting Minutes of May 24, 2021.**

Discussion on the Minutes of May 24: John Rice asked if by accepting the Minutes of May 24, 2021 the Commissioners were approving the amendments recorded in the Minutes and Michael Krogul replied that the Commissioners were only accepting the record of the conservation of the Minutes of May 24, 2021.

**John Lenky-Yes**

**Michael Krogul-Yes**

**John Rice-Yes**

**Alvan Hill-Yes**

**Dave Poplawski-Yes**

**Randy Blackmer-Yes**

- b. May 26, 2021 Subdivision Regulations Review Minutes
- c. June 14, 2021 Subdivision Regulations Review Minutes
- d. June 21, 2021 Subdivision Regulations Review Minutes
- e. June 22, 2021 Subdivision Regulations Review Minutes

**John Lenky moved and Michael Krogul seconded the motion to accept the PZC Minutes of Subdivision Regulations Review of June 14, 2021, June 21, 2021, and June 22, 2021.**

**John Lenky-Yes  
Alvan Hill-Yes**

**Michael Krogul-Yes  
John Rice-No**

**Dave Poplawski-Yes  
Randy Blackmer-Yes**

5. Applications:

**PZC Application #21-22** Town of Thompson Planning and Zoning Commission, 659 Riverside Drive, requesting a zone change from the Town of Thompson Amended Zoning Regulations, effective September 15, 2020, Zoning District from Rural Residential Agricultural to Downtown Mill Rehabilitation District. Purpose of change to create development potential consistency with intent of Downtown Mill Rehabilitation District.

**John Lenky moved and John Rice seconded the motion to table Application #21-22 to the next PZC Regular Meeting on July 26, 2021 because the paperwork was incomplete.**

**John Lenky-Yes  
Alvan Hill-Yes**

**Michael Krogul-Yes  
Randy Blackmer-Yes**

**Dave Poplawski-Yes  
John Rice-Yes**

**PZC Application #21-21** – Applicant Richard Desrochers dba J & J Construction, LLC, property Owner Richard Desrochers, 484 & 486 Quaddick Town Farm Road, Map 158, Block 20, Lot 8, Zone RRAD, for a Gravel Operation Permit Renewal, finish phase 1, reclaim phase 1, and begin work in phase 2.

Rick Desrochers requested his yearly Gravel Renewal Permit. He stated that Phase 1 is approximately 85% complete. He will begin Phase 2 when Phase 1 is completed. John Lenky asked for a timeline on the completion of Phase 1 and Rick Desrochers replied late summer or early fall. The ZEO reported that following her site visit she observed a big improvement on the site and she showed pictures of the site. Rick Desrochers also stated that he moved the driveway to its final destination. Regarding the drainage ditches, Rick Desrochers said one is catching sediment and the second is controlling surface water.

ZEO asked Rick Desrochers to address the hours of gravel operation versus the hours of working on the site to prepare the property for future development, as there was some concern about excessive noise after the hours designated. He replied that the gravel haulers, for the most part, leave at 3:30 pm and the latest is 4:15 pm. Other work completed on the property is preparing the property for his personal future development. Board requested he take into consideration the activity after hours and modify his work beyond the regulation hours of the gravel operation.

The ZEO also stated that she received a complaint about dust control and Rick Desrochers replied that he addressed this issue by moving piles of clay to cover the ground.

**John Rice moved and Alvan Hill seconded the motion to approve Application #21-21 for continuation for another year.**

**Dave Poplawski-Yes  
Michael Krogul-Yes**

**John Rice-Yes  
Alvan Hill-Yes**

**John Lenky-Yes  
Randy Blackmer-Yes**

6. Citizens Comments:

John Geiser, 1261 Thompson Road, filed a complaint on an illegal apartment at 1267 Thompson Road. He referred to PZC Minutes of December 28, 2020 and January 25, 2021 regarding this illegal apartment owned by the Bernardi family where the Bernardi family stated they would vacate the illegal apartment and turn it into a storage space. However, they were unable to do this due to Covid restrictions in effect until June 30, 2021. Mr. Geiser gave the Commissioners an update on 1267 Thompson Road and stated that the tenants are still living in the illegal apartment and cannot be evicted until June 30 because of the Covid restrictions. However, Mr. Geiser stated that the Bernardi family has put 1267 Thompson Road up for sale with Bell Park Realty, listed it as a 3-family, with a potential 4<sup>th</sup> apartment in the basement that needs to be approved by the town and they are working with the town to get approval for a 4<sup>th</sup> apartment. The ZEO will call Bell Park Realty and have the possibility of a 4<sup>th</sup> apartment removed from the listing. Mr. Geiser also expressed concern about eviction, the next owner sneaking in a 4<sup>th</sup> apartment and asked who has the authority to dismantle the 4<sup>th</sup> apartment. According to the fire marshal and the building office the septic system isn't big enough to accommodate a 4<sup>th</sup> apartment

ZEO stated that she has been out to 1267 Thompson Road several times and have had conversations with the Bernardi's about evicting the tenant. She also stated that the town was never told the Bernardi's were selling 1267 Thompson Road, only that if they ever sold it, they would advertise as a 3-family house.

Alvan Hill asked Mr. Geiser how he is impacted by 1267 Thompson Road and Mr. Geiser replied that he is impacted by disturbances in the neighborhood.

1267 Thompson Road will be added to the PZC Regular Meeting Agenda on July 26, 2021.

7. Reports of Officers and Staff:

a. Tyra reported that she is working with members of the PZC Commissioners on Subdivision Regulations. They are having two meetings a month until completed. She will send out a calendar tomorrow to schedule the next two meetings. Version 1 draft is being created. Her target date is to complete this project by the end of the year.

b. ZEO Memo

John Rice questioned Application #21-15 under Home Occupation regarding Animal Care and asked if they are going to board animals. The ZEO replied that it is off site animal care and she will add that language to the permit. Dave Poplawski asked the ZEO to add the address, 419-421, to Application #21-20.

c. Town of Thompson Budget Reports June 2021

John Rice reported that there is \$5,338 left in the budget as of May 27, 2021. He will talk to the Finance Director to move some accounts around to make budget balance. Printing and Publications were -\$840.18.

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8. Correspondence:
  - a. Minutes: Zoning Board of Appeals June 7, 2021
  - b. Thank you Note from the family of Carolyn Werge
9. Signing of Mylar: PZC Application 21-04 2 lot subdivision mylar – Unanimous consent to move to 11a.  
**John Rice moved and Dave Poplawski seconded the motion to sign the mylar for PZC Application #21-04 2-Lot Subdivision.**  
**John Lenky-Yes                      Michael Krogul-Yes                      Dave Poplawski-Yes**  
**Randy Blackmer-Yes              Alvan Hill-Yes                      John Rice-Yes**
10. Old Business:
  - a. Brickyard Road Bonding  
ZEO visited site on June 26, 2021, provided pictures of the site, and reported site is progressing well. John Rice referred to the original site plan and asked the ZEO if the trailers need to be removed. Randy asked the ZEO to follow up on the equipment referred to for planting corn.
  - b. Paintball Activity 11 Hagstrom Road  
In a phone conversation with Amanda Stone on June 23, 2021, the ZEO told her a cease and desist would be issued if there is any group paintball activity on the property. ZEO was told the LLC has been dissolved and she no longer receives truck deliveries of wholesale paintball equipment. ZEO showed pictures of paint on a neighbor's car and pellets in the ground indicating that paintball activity has taken place. John Lenky commented that the size of the netting used to stop the paint balls is too large and this is an issue. ZEO will follow up on this activity with the possibility of issuing a cease and desist and will report back at the PZC Regular Meeting on July 26, 2021.
  - c. Easement Agreement for 2 Lot Subdivision PZC #21-04 – Moved to 11a.
  - d. PZC #21-10 Briggs of 30 West Thompson Rd.  
ZEO read an email from Ed Greenough, Project Manager for US Army Corps of Engineers regarding a project that abuts US Government property. In an email sent to the ZEO by Mr. Greenough, concern was expressed about parking on Old West Thompson Road, aka Sacred Heart Road as it will have a negative impact to access to the US Army Corps of Engineer property and about whether the PZC has the authority to issue a Special Permit for activities on federal property. The ZEO replied Application #21-10 has been approved with conditions, however no Special Permit has been issued.

Daniel Blanchette represented his clients Shelley Ashton-Briggs and Jeffrey Briggs regarding a wedding venue at 30 West Thompson Road. The ZEO read the email from Ed Greenough into the record. Daniel Blanchette showed a map of the property in question and said that the Army Corps is raising two questions: (1) Is the property safe for emergency vehicles and (2) are we on the Army Corp property. Daniel Blanchette received this information just before tonight's meeting and said without the proper amount of research into these questions, he was unable to answer these questions. In his opinion, he said he is pretty sure it is safe for emergency vehicle and that it is on Town property. He stated that his clients want to be good neighbors and asked that the request of the Army Corps to add another condition that no on-street parking be allowed, be granted. He asked the PZC

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Commissioners to add the condition to Application #21-10 that no on-street parking will be allowed so that his clients can go forward with their project.

Bernie Norman, pastor at Creation Church, said the Church has a good relationship with the Army Corp and met with them last Friday. He stated that the church feels that it isn't safe to park on Sacred Heart Road. Randy Blackmer asked for a resolution, which was eliminate on-street parking on West Thompson Road.

The ZEO will write the Special Permit for Application #21-10 as follows-amend the conditions of last month to the following conditions:

- Remove venue tent no later than 48 hours after the event
- No parking on West Thompson Road
- Applicant is to install temporary cones on the Creation Church side of West Thompson Road saying no parking
- Vendor acoustics will end at 9:30 pm.
- If the parking is modified, the applicant must present change to the PZC for approval

And remove the following in the approval for Application #21-10

- No parking on the entrance to Waldron property
- Exclude crosswalk
- Eliminate signs
- PZC approval conditional upon parking approval from Creation Church to use their parking facilities.

**John Rice moved and John Lenky seconded the motion to amend motion that was approved at the PZC Regular Meeting on May 24, 2021 on Application #21-10 to**

- **Remove venue tent no later than 48 hours after the event**
- **No parking on West Thompson Road**
- **Applicant is to install temporary cones on the Creation Church side of West Thompson Road that say no parking**
- **Vendor acoustics will end at 9:30 pm**
- **If the parking is modified, the applicant must present change to the PZC for approval**

**And remove the following in the approval for Application #21-10 from May 24, 2021**

- **No parking on the entrance to Waldron property**
- **Exclude crosswalk**
- **Eliminate signs**
- **PZC approval conditional upon parking approval from Creation Church to use their parking facilities.**

**John Lenky-Yes**

**Dave Poplawski-Yes**

**Michael Krogul-Yes**

**Alvan Hill-Yes**

**John Rice-Yes**

**Randy Blackmer-Yes**

ZEO will communicate with the Army Corps the action of the PZC on Application #21-10.

- e. PZC #21-17 659 Riverside Dr. Gravel Operation Renewal explanation of charges  
ZEO reviewed payment history of Northeast Sand and Gravel from the date of their property purchase.  
Payment History of Northeast Sand and Gravel

ZEO distributed a report of Explanation of Application Fees:

- 2017-PZC 17-22 650 Associates: applied for permit 200,000 cubic yards to be removed x .02=\$4,000.00 – no activity under 650 Associates. Applicant withdrew application 1.29.2018
- 2018-PZC-18-10 Application 650 Associates, Northeast Sand and Gravel purchased property permit transferred in October 2018. Fees were transferred to Northeast Sand and Gravel with purchase.
- 2019-Removed 150,000 cubic yards and paid \$3,000.00
- 2020-Removed 113,333 cubic yards and paid \$2,266.66
- 2021-Removed 44,000 cubic yards and paid \$880.00

Northeast Sand and Gravel overpaid and they said they will settle up when project is complete.

11. New Business:

- a. Signing of Mylar: PZC Application 21-04 2 lot subdivision mylar – Moved from Item 9 by unanimous consent of the Commissioners.
- b. Easement language at the end of Becola Road has been sent to property and will be signed and filed with the Mylar. Town Attorney wrote the Easement.

**John Rice moved and Dave Poplawski seconded the motion to sign the mylar for PZC Application #21-04 2-Lot Subdivision.**

**John Lenky-Yes**

**Michael Krogul-Yes**

**Dave Poplawski-Yes**

**Alvan Hill-Yes**

**Randy Blackmer-Yes**

**John Rice-Yes**

- a. Preliminary Discussion of an Interior Lot

Andrew Silverston, Lord Thompson Manor, submitted a preliminary plan to build a house separate from the Manor on a field on the property where Thompson Manor is located. He asked the Commissioners for their ideas/thoughts before he went out to hire engineers and contractors. Under the old Regulations, he and his wife had to live in the Manor. Under the new Zoning Regulations, they no longer have to live in the Manor, therefore they would like to build a home separate from the Manor. He submitted a plot plan showing what they would like to do. ZEO and Planner came up with a plan that fits into the current Zoning Regulations. He stated the rear interior lot he will build on has 40,000 square feet with 50' frontage on Brookside Drive and 50' frontage on Route 200.

Tyra stated this is an opportunity for the Commissioners to see what people want to do with their properties and pose questions before the project begins. This is helpful for both the applicant and the commissioners to create common ground and see if the proposal will work. Current Subdivision Regulations do not allow for shared driveways, so this is an opportunity to look at them. Now that he has presented his proposal to the commissioners, he will go forward with the process of filing an application. He is planning on starting this project in July.

12. Commissioners Comments:

ZEO commented on notification letters sent out by applicants to abutters for a Public Hearing, applicants should make sure all the boundary abutters and owners are correct.

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Michael Krogul asked for an update on the hook up fee from the Thompson WPCA for Northeast Sand and Gravel at 659 Riverside Drive. The ZEO stated Mr. Mercier will be paying the bill this week. ZEO stated that the Renewal Permit has not been issued.

13. Next Meeting:
  - a. PZC Regular Meeting July 26, 2021, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255
14. Adjournment  
John Rice moved and Dave Poplawski seconded the motion to adjourn. The vote was unanimous.

Respectfully Submitted,  
Gloria Harvey,  
Recording Secretary