



TOWN OF THOMPSON

Planning & Zoning Commission

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Minutes – PZC Regular Meeting
Monday, July 26, 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

Dave Poplawski

Alvan Hill

Michael Krogul

Brian Santos

Christine Chatelle

Joseph Parodi-Brown

Seating: Alvan Hill was seated for John Rice, Dave Poplawski was seated for Missy Desrochers and Brian Santos was seated for Charlene Langlois

Absent: Missy Desrochers, Robert Werge Sr., Christopher Nelson, Charlene Langlois, John Rice, Randy Blackmer

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. June 28, 2021 Regular Meeting Minutes

John Lenky, moved and Dave Poplawski seconded the motion to accept the Regular Meeting Minutes of June 28, 2021. A “Yes” vote to approve as received. A “No” vote to take another action.

Alvan Hill-Yes

Brian Santos-Abstain

Christine Chatelle-Abstain

Dave Poplawski-Yes

Michael Krogul-Yes

John Lenky-Yes

Joseph Parodi-Brown-Abstain

Minutes are approved

5. Applications:

PZC Application #21-22 Town of Thompson Planning and Zoning Commission, 815 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 Mike Krogul seconded the motion to accept Application #21-22 for a Public Hearing.

Discussion followed and Joseph Parodi-Brown suggested adding “at the Regular Meeting of the Planning and Zoning Commission on August 23, 2021 at 7:00 pm to the motion.”

John Lenky moved and Mike Krogul seconded the motion to amend the motion to accept Application #21-22 and to schedule a Public Hearing for the Regular Meeting of the Planning and Zoning Commission on August 23, 2021 at 7:00 pm.

A “Yes” vote to accept Application #21-22 for a Public Hearing at the next Regular Meeting of the Planning and Zoning Commission on August 23, 2021. A “No” vote to take other action.

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

Application #21-22 is accepted for a Public Hearing on August 23, 2021.

PZC Application #21-23 Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, Amendments to the Town of Thompson Amended (effective date June 21, 2021) Zoning Regulations.

Dave Poplawski moved and John Lenky seconded the motion to accept Application #21-23 for a Public Hearing at the next Regular Meeting of the Planning and Zoning Commission on August 23, 2021.

Discussion followed and Brian Santos questioned what amendments are contained in Application #21-23 and the ZEO replied that the amendments mentioned in the Application are the only ones that will be voted on. Michael Krogul asked if Application #21-23 is accepted, what the effective date would be. ZEO replied 15 calendar days and she commented that it also needs to be published in the newspaper, therefore the time frame is approximately 35 days. Seeing no further discussion, A “Yes” vote will accept Application #21-23 for a Public Hearing at the next Regular Meeting of the Planning and Zoning Commission on August 23, 2021. A “No” vote will take other action.

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

Application #21-23 is accepted for a Public Hearing on August 23, 2021.

6. Applications received after agenda posted
PZC Application #21-24 Strategic Commercial Realty, Inc. DBA Rawson Materials, 0 West Thompson Road, Map 65, Block 101, Lots 9 and 9A requesting a zone change from from RRAD to BDD.
Michael Krogul moved and Dave Poplawski seconded the motion to accept Application #21-24 for a Public Hearing at the next Regular Meeting of the Planning and Zoning Commission on August 23, 2021. A “Yes” vote to accept PZC Application #21-24 for a Public Hearing at the next Regular Meeting of the Planning and Zoning Commission on August 23, 2021.

Alvan Hill-Yes

Dave Poplawski-Yes

Brian Santos-Yes

Christine Chatelle-Yes

Michael Krogul-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

Application #21-24 is accepted and the Public Hearing is scheduled.

7. Citizens Comments:

John Giza, 1261 Thompson Road, Thompson, CT filed complaint on illegal apartment at 1261 Thompson Road. He gave a brief update on the illegal apartment stating the following:

- *Cease and Desist issued after Fire Marshall inspection*
- *Bernardi family said they would vacate the illegal apartment and turn it into storage*
- *Bernardi family said if they sold the property, they would sell it as a 3 family*
- *Bell Park Realty listed the property as a 3 family with the potential for a 4th apartment that needs to be approved by the town*
- *Mr. Giza asked if something was going on behind the scenes to turn this illegal apartment into a legal apartment without going through the proper steps.*
- *Mr. Giza commented that when the new owner buys the property, they can choose any of the 3 apartments even the illegal apartment which has a Cease and Desist order on it.*
- *Mr. Giza questioned if the capacity of the septic system can handle even 3 families*
- *Town Assessor listed the property as a 3 family*
- *Bernardi family vacated the top apartment and the illegal apartment remained as the third apartment.*
- *Cease and Desist has been cancelled*
- *Adding another apartment requires a site plan, and notification letters to abutters*
- *Residents of the neighborhood would like the illegal apartment disabled per the Cease and Desist order*
- *Mr. Giza handed out a petition signed by all the neighbors including pictures of what is going on in the neighborhood.*

Janet Blanchette, 401 Ravenelle Road, mentioned an upcoming project by the owner of Anya Restaurant and Mason House. He has hired an artitect to design a project in the field next to the Anya Restaurant and when he is ready he will do a site plan and submit it to the commission.

8. Reports of Officers and Staff:

a. Planners Report

- *Tyra reminded the Commissioners that the next scheduled Subdivision Regulations update will take place on July 27, 2021 at 7:00 PM via Zoom.*
- *She stated that an offer has been made and accepted for a new Conservation Agent who is expected to start on August 16, 2021 per Board of Selectmen approval.*
- *Tyra stated that a live public engagement event centered on potential issues for the American Rescue Plan is being planned and she commented that this will work better with good participation. She asked the Commissioners to reply to her if they are going to participate.*

b. ZEO Memo-Addressed under old and new business

c. Town of Thompson Budget Reports July 2021

A July budget was not available

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9. Correspondence:
 - a. Minutes: Zoning Board of Appeals July 12, 2021
 - b. Town of Sutton Planning Board & Department Special Permit Approval
 - c. Town of Douglas Planning Board Legal Notice of Public Hearing
10. Signing of Mylar: None
11. Old Business:
 - a. Brickyard Road Bonding

Due to the large amount of rain during the past month, the ZEO has been unable to visit the site. ZEO will visit the site as soon as the land dries up.
 - b. Madison Avenue CO's
 - PZC Minutes 12/28/19-ZEO signed off on 3 CO's and 3 CO's are waiting for her signature.
 - Short history of road acceptance:
 - PZC Minutes 12/28/19-motion was made to recommend to the Board of Selectmen to accept Madison Avenue Road with the 6 conditions, and two are two of the conditions are: Condition 4-ZEO sign off on 3 CO's and Condition 5-Contractor Owner shall maintain the Road and all public improvements until such time as approved by the Thompson Public Works, ZEO and the Thompson Planning and Zoning Commission.
 - Board of Selectmen Minutes-Motion made, seconded and approved to accept Madison Avenue with stipulations set forth by the PZC.
 - PZC Meeting February 22, 2021- Madison Avenue – Michael Krogul asked for an update on Madison Avenue as he believed only 3 buildings were approved and there 6-7 houses occupied. The 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 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. ZEO will set up a meeting with the Public Works Director, Inland Wetlands Agent and Development owner and review criteria required to have the PZC approve the road.
 - Amy St. Onge, said drainage work done, Rich Benoit is satisfied with it, road is still not up to standards and it will be signed off when all the houses are in place and the project is complete. The bond will stay in place until work is done. The original 3 CO's were in place pertaining to the drainage. Brian Santos said the binder course is down, accepted drainage complete, and blacktop will be done when all residents are in.
 - Krogul asked ZEO to speak with Rich Benoit on the first layer of the road. Commissioners unanimously agreed to have ZEO check with Rich Benoit.
 - c. 1267 Thompson Road

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Citizen's comments – Mr. John Giza

ZEO's reply to Mr. Geiser's concerns:

1. Regarding an illegal apartment.

ZEO comment: Presently there are only three dwellings occupied on this property.

Mr. Giza refers to an illegal apartment. The Property Card for 1267 Thompson Road states 3 units for occupancy. Presently only three units are occupied. Dwelling Unit - 1 unit upstairs and 1 unit downstairs, second unit upstairs is not occupied. Trailer dwelling is occupied with one tenant. Therefore, the Bernardi's are in legal compliance with the assessor's property card which states 3 units.

2. Mr. Giza 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 4th apartment in the basement that needs to be approved by the town and they are working with the town to get approval for a 4th apartment.

ZEO Comment: The Bernardi's are working with the town and Northeast District Department of Health to comply with requirements to create a fourth dwelling unit. The real estate listing states there is a potential for a fourth unit with Zoning Office and Building Office approval. ZEO discovered while researching 1267 Thompson Road that this lot is in the newly created Lake District not in the newly created RRAD District. The ZEO is continuing her research on the process for creating a 4th dwelling unit in the newly created Lake District.

3. Mr. Giza also expressed concern about eviction and the next owner sneaking in a 4th apartment

ZEO Comment: Tenant eviction is a matter between the Landlord and the Tenant. The current owners and any future owners understand that the property is a legal 3-unit property. To establish a legal 4th unit will involve complying with the Zoning Regulations with a Special Permit from the Zoning Commission.

4. Mr. Giza asked who has the authority to dismantle the 4th apartment?

ZEO Comment: The authority to dismantle an apartment is permitted by:

- *Fire Marshal – non-compliance of Fire regulations for 3 or more units. The Fire Marshall has an appointment with the Bernardi's on Tuesday, July 27, 2021 at 5:00 pm to check that all the required upgrades are completed in the basement apartment. ZEO discovered that no inspection was done.*
- *ZEO for non-compliance of Zoning Regulations*

Alvan Hill asked Mr. Giza how he is impacted by 1267 Thompson Road and Mr. Giiza replied that he is impacted by disturbances in the neighborhood. Disruptive noise was addressed by the ZEO and it appears that that disruption has ceased.

ZEO stated that 1267 Thompson Road is assessed for 3 apartments. Real estate taxes are being paid on two buildings and one storage trailer. The past Real Estate Agent has sold it as four units, Bernardi's bought it as four units. Buyer beware, Real Estate Agent do your homework. Alvan Hill asked the size of the lot and ZEO replied ¼ acre. ZEO commented that the prospective buyers are working right now with NDDH to have a fourth apartment. Michael Krogul asked why the fourth apartment is an illegal

apartment. The ZEO replied that the property cards state 3 apartments on that property. Brian Santos asked if there is a Cease and Desist for the motorcycle business and the ZEO replied that motorcycle part is done. He suggested sending all the information regarding 1267 Thompson Road to NDDH as an FYI stating the prospective buyers are looking for a fourth apartment and they are only grandfathered for three apartments

Amy St. Onge, First Selectman, commented that sending the information about 1267 Thompson Road to NDDH is a great idea because of the concern about lake pollution and septic system capacity, in addition to the nuisance that is sometimes experienced with renters. She also stated that letting NDDH know that these are our Zoning Regulations and it might not be prudent to allow a fourth apartment. She said it was a great idea that the property is up for sale because it opens the door for an inspector to inspect the property and NDDH to re-evaluate the property. She thanked Brian Santos for his suggestion.

ZEO will send information to NDDH. Brian Santos also said to send the NDDH the new Zoning Regulations, stating that the location of this multi-family property is in the Lake District where multi-family units are not allowed, however they are grandfathered in for 3 apartments. ZEO reported that she is waiting for the Fire Marshall's report following his meeting with the property owners on July 27th for a list of things that need to be corrected at 1267 Thompson Road.

- d. 659 Riverside Drive, Northeast Sand and Gravel-Renewal
WPCA hook-up fee has been paid, copy of Receipt #534014 and check #1133, dated July 20, 2021 is entered into the record. The Renewal Permit for PZC Application #21-17 was released from the Zoning Office to Northeast Sand and Gravel.
- e. Rebate Amount of PZC #21-12
Attorney Heller's communication requested a rebate on the application fee. The following is the accounting for the application fee paid, fixed cost to be deducted from the application fee and amount of rebate to be issued.

1. Application fee Paid

Charges:

Approximately 120,000 cubic yards removed @.09 per cubic yard =	\$10,800.00
Legal Notice Publication	\$75.00
Posted Sign Charge	\$50.00
Total Charge	\$10,925.00

Receipt #360353 – \$2555.00

Receipt #360356 - \$8370.00

Total Paid	\$10, 925.00
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2. Fix Cost to be deducted from \$10,915.00	
Legal Notice Publication	\$75.00
Posted Sign Charge	\$50.00
Administrative Cost Preparing Application	\$207.30
Total Deduction	\$332.30
Rebate amount on PZC application #21-12	\$10,582.70
Includes: Consultation with Inland/Wetland Agent; 2 site visits to property with Inland/Wetland Agent; responding to application inquiries related to Zoning Regulations compliance from concerned citizens via phone conversations, email, in-person; Communication with Applicant Engineer; file preparation. Approximately 10 hours from the Planning and Zoning Office (ZEO) was put into the application at a cost of \$20.73 per hour for a total of \$207.30.	

12. New Business:

a. 24 Quaddick Rd – Discussion of site plan for a Country Inn

The ZEO received an email inquiry from Janet Blanchette for 24 Quaddick Town Farm Road stating she is working with Ken Loiselle on 24 Quaddick Road – Thompson, CT, Map 105, Block 32, Lot 36. The property contains a 5-bedroom, 3-bathroom house built in 1856 and is within the Thompson Common Village District. Ken Loiselle has a purchase and sales agreement for the property with the purpose of using it as an “Airbnb” (whole house) short term rental to compliment the lodging options at the Mason House. The target guests, and most common type of renters, will be families staying together for wedding weekends during late spring through early fall. The number of bedrooms will not be changed. The rooms will not be rented out individually. The property will not serve any meals (no cooking), no laundry, no added bedrooms, or be open to the public. There will not be any significant changes to the inside or outside of the house. The structure will remain a single-family home. It will just be used for short term rentals and not full time living.

Ken Loiselle asked Janet Blanchette to inquire if any type of zoning permit would be required for this use and she replied she is not aware of any prohibitions or permitting for this type of “whole house” rental use in Thompson and requested the ZEO's thoughts on this matter.

Janet Blanchette presented a preliminary review of the proposed Country Inn use at 24 Quaddick Rd. The district is zoned Thompson Common Village District, and the Table of Permitted Uses allows a Country Inn, Permit with Site Plan Review by the Commission.

Article 3A, Section 4 Application Requirements

A. Zoning Permit Simple and

B. Site Plan Review by Commission.

Joseph Parodi-Brown asked if the Country Inn would be rented only for weddings and Janet Blanchette replied that it could be rented at other times.

Discussion took place concerning the waivers on a site plan review for submission to the PZC at the Monday, August 23, 2021 PZC monthly meeting. He questioned Article 3A, Section 4 Application Requirements, A-Zoning Permit Simple-ZEO review and Approval, #13-#14

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regarding accuracy to surveying standard and Janet Blanchette replied that there is not going to be any construction, therefore the setbacks are not involved. She also stated that this is a whole house rental and the owner is not living there.

Janet Blanchette stated that the applicant intends to submit the following information to the Commission at the Regular Meeting of the Planning and Zoning Commission on August 23, 2021:

- A detailed narrative describing the proposed use
- Ariel photo
- GIS location map with contours
- Photos of the house and grounds
- List of abutters within 100'

Janet Blanchette said Ken Loiselle is requesting waivers of the following application requirements from Article 3A, Section 4:

A. 5-7 – not applicable – no structures proposed

A. 9 – impermeable surface computations

A. 13 and 14 – field surveyed plans

B. 4-5 – not applicable – no parking lots proposed

'B. 7-20 – proposed contours, drainage, stormwater, landscaping, lighting flood zone, etc.

It was the consensus of the Commissioners to waive the application requirements and grant the waivers requested by Janet Blanchette, representing Ken Loiselle, on the site plan that she will present at the August 23, 2021 Regular Meeting of the Planning and Zoning Commission.

- b.** Passage of Public Act 21-29, Section 9, Land Use Officials Training
ZEO commented that this Legislation that is of importance to all elected Land Use Positions. All Commissioners will receive this approximate 4-hour training. Tyra stated that there would be optional topics and the Affordable Housing option is not optional.
- c.** 2021 General Assembly Development and Land Use Procedures
ZEO commented that complete legislation was passed in the 2021 Legislative Session pertaining to Development and Land Use Procedures.

13. Commissioners Comments:

14. Next Meeting:

- a. PZC Regular Meeting August 23, 2021, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

15. Adjournment

Brian Santos moved and John Lenky seconded the motion to adjourn. The motion carried and the meeting adjourned at 8:10 pm.

Respectfully Submitted,
Gloria Harvey,
Recording Secretary