



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

Minutes –Planning and Zoning Commission Meeting
Monday, June 22, 2020 at 7:00 PM
Zoom Meeting

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Topic: Planning & Zoning Commission
Time: Jun 22, 2020 07:00 PM Eastern Time (US and Canada)

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Topic: Planning & Zoning Commission
Date: Jun 22, 2020 06:30 PM Eastern Time (US and Canada)

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1. Call to Order, Roll Call and Seating of Alternates
Roll Call:
Joseph Parodi-Brown John Rice Michael Krogul
Randy Blackmer John Lenky Charlene Langlois
Dave Poplawski Christopher Nelson
Christine Chatelle Brian Santos
Seating of Alternates: Dave Poplawski for Missy Desrochers and Brian Santos for Robert Werge
Absent: Missy Desrochers, Robert Werge Sr.
Staff Present: ZEO Cindy Dunne, Planner Tyra Pen-Gesek, First Selectman Amy St. Onge, Gloria Harvey Recording Secretary
2. Public Hearing: None
3. Discuss Closed Public Hearing and Possible Action:
PZC Application #20-08 – Applicant J. & J Construction, LLC, property Owner Richard Desrochers, 484 & 486 Quaddick Town Farm Road, Map 158, Block 20, Lot 81 for a Gravel Operation Permit.

John Lenky moved and Michael Krugol seconded the motion to rescind all actions/votes taken in the section Discussion of the Public Hearing and Possible Action on June 11, 2020.

Discussion: John Rice moved to rescind all votes, actions, motions and approval taken during the discussion and possible action on the Public Hearing on June 11, 2020. Joseph Parodi-Brown asked John Lenky if John Rice's motion to amend was an accurate representation of the motion he made and he replied yes. Michael Krugol accepted and replied yes to his second. A "Yes" vote rescinds those actions and a "No" vote sustains them.

John Lenky-Yes	Michael Krugol-Yes	Charlene Langlois-Yes
Brian Santos-Yes	Christine Chatelle-Yes	David Poplawski-Yes
John Rice-Yes	Randy Blackmer-Yes	Joseph Parodi-Brown-Yes
Christopher Nelson-abstain		

Motion Carried: All actions during the discussion of the Public Hearing on June 11, 2020 are rescinded.

John Rice moved and John Lenky seconded the motion to approve Planning and Zoning Commission Application #20-08 Applicant J & J Construction, LLC, property Owner Richard Desrochers, 484 & 486 Quaddick Town Farm Road, Map 158, Block 20, Lot 81 for a Gravel Operation Permit.

Discussion: Amend motion to accept Application #20-08 and the site plan that comes with it and include Lots 8I and 8J, amend applicant's name, amend to correct description of application.

John Rice moved to amend his motion and John Lenky seconded the motion to approve Planning and Zoning Commission Application #20-08-Applciant J. & J Construction, LLC, property Owner Richard Desrochers, 484 & 486 Quaddick Town Farm Road, Map 158, Block 20, Lot 81 for a Gravel Operation Permit and the site plan that comes with it, and add Lot's 8I and 8J.

Discussion: John Rice further amended his motion to amend the applicant's name and amend to correct the description of application.

John Rice moved to further amend his motion and John Lenky seconded the motion to further amend and approve Planning and Zoning Commission Application #20-08 Applicant property Owner Richard Desrochers, dba, J. & J Construction, LLC, 484 & 486 Quaddick Town Farm Road, Map 158, Block 20, Lot 81 for a Gravel Operation Permit and include Lot's 8I and 8J, amend the applicant's name and amend to change the description to Gravel Operation Permit.

Discussion: John Rice commented that the hours of operation according to Town of Thompson Regulations allow Saturday work until noon.

A "Yes" vote approves Application #20-08. A "No" vote is to not approve.

John Lenky-Yes	Michael Krugol-Abstain	Charlene Langlois-Yes
Brian Santos-Yes	Christine Chatelle-No	David Poplawski-Abstain
John Rice-Yes	Randy Blackmer-Yes	Joseph Parodi-Brown-No
Christopher Nelson-Yes		

Application Approved by a vote of 6-2 with 2 abstentions.

Motion Carried: All actions during the discussion of the Public Hearing on June 11, 2020 are rescinded.

Bonding

John Rice moved and John Lenky seconded Bonding be set at \$6000 per acre (total 4.7 acres) according to Town of Thompson regulations for Application #20-08 for a total of \$28,200.

Discussion: John Rice commented that the bond should be set in two phases. ZEO calculated Phase 1 at \$20,400. John Rice withdrew his motion, however it was agreed that his original motion said the same thing and still stands. A "Yes" vote will bond Application #20-08 at \$6000 per acre for a total of \$28,200. A "No" vote will not.

Roll Call:

John Lenky-Yes	Michael Krugol-Yes	Charlene Langlois-Yes
Brian Santos-Yes	Christine Chatelle-Yes	David Poplawski-Yes
John Rice-Yes	Randy Blackmer-Yes	Joseph Parodi-Brown-Yes
Christopher Nelson-Yes		

Motion carried

4. Approve minutes:

May 26, 2020 PZC Regular Meeting Minutes

John Lenky moved and Brian Santos seconded the motion to accept the PZC Regular Meeting Minutes of May 26, 2020. A "Yes" vote to approve the Minutes. A "No" vote not to approve.

Roll call vote:

John Lenky-Yes	Michael Krugol-Yes	Charlene Langlois-Yes
Brian Santos-Yes	Christine Chatelle-Yes	David Poplawski-Abstain
John Rice-Yes	Randy Blackmer-Yes	Joseph Parodi-Brown-Yes
Christopher Nelson-Yes		

Motion carried

June 02, 2020 PZC Sub-Committee Regulations Review (Available on Website)

Michael Krugol moved and Brian Santos seconded the motion to accept the Meeting Minutes of the Sub-Committee on June 2, 2020. A "Yes" vote to approve the Minutes. A "No" vote not to approve.

Roll call vote:

John Lenky-Yes	Michael Krugol-Yes	Charlene Langlois-Yes
Brian Santos-Yes	Christine Chatelle-Abstain	David Poplawski-Abstain
John Rice-Yes	Randy Blackmer-Abstain	Joseph Parodi-Brown-Yes
Christopher Nelson-Abstain		

Motion carried

June 09, 2020 PZC Sub-Committee Regulations Review (Available on Website)
Charlene Langlois moved and John Lenky seconded the motion to accept the Meeting Minutes of the Sub-Committee on June 09, 2020. A "Yes" vote to approve the Minutes. A "No" vote not to approve.

Roll call vote:

John Lenky-Yes	Michael Krugol-Yes	Charlene Langlois-Yes
Brian Santos-Yes	Christine Chatelle-Abstain	David Poplawski-Abstain
John Rice-Abstain	Randy Blackmer-Abstain	Joseph Parodi-Brown-Yes
Christopher Nelson-Abstain		

Motion carried

June 11, 2020 PZC Special Meeting

John Lenky moved and Brian Santos seconded the motion to accept the Meeting Minutes of the PZC Special Meeting on June 11, 2020. A "Yes" vote to approve the Minutes. A "No" vote not to approve.

Roll call vote:

John Lenky-Yes	Michael Krugol-Abstain	Charlene Langlois-Yes
Brian Santos-Yes	Christine Chatelle-Yes	David Poplawski-Abstain
John Rice-Abstain	Randy Blackmer-Yes	Joseph Parodi-Brown-Yes
Christopher Nelson-Abstain		

Motion carried

5. Applications received:

PZC Application #20-12 – Rolland Zeleny, Owner of Record, Saywatt Hydroelectric, LLC, FOR PROPERTY AT Old Route 12, Map 67, Block 102, Lot 26 and 27, Zone IND, for construction of two 220 kW(AC) PV Solar Arrays, (one reconfigured from previous approval #19-23).
John Rice moved and Brian Santos seconded the motion to accept PZC Application #20-12 and schedule for a Public Hearing on July 27, 2020. A "Yes" vote accepts Application #20-12 for a Public Hearing. A "No" vote is to not accept.

Roll call vote:

John Lenky-Yes	Michael Krugol-Yes	Charlene Langlois-Yes
Brian Santos-Yes	Christine Chatelle-Yes	David Poplawski-Yes
John Rice-Yes	Randy Blackmer-Yes	Joseph Parodi-Brown-Yes
Christopher Nelson-Yes		
Motion carried		

6. Applications received after agenda posted: None

7. Citizens Comments:

Jennifer Burlingame, 480 Quaddick Town Farm Road commented on a conflict of interest and a potential violation.

Amy St Onge, First Selectmen, commented that it was brought to the attention of the Board of Finance that Northeast Sand Gravel is delinquent on their taxes and their permit was renewed for gravel mining. A second issue was also addressed that Northeast Sand and Gravel illegally connected to our sewer and did not pay the \$4000 to the WPCA for a hook up fee. Both issues totaled \$11,579 and on July 01, 2020 it's going to be a \$22,000 bill. She strongly stated that permits not be issued to anyone who owes taxes.

8. Reports of Officers and Staff:

- a. Director of Planning and Development Report

Tyra reported that work is continuing on rewriting regulations. Discussion on the alignment of the downtown mill district will be addressed at the June 24th meeting. She is going to propose changing spot zoning to bring it into the Downtown Mill District which includes Quinn Shirt Shop, Bakery, Milltown Grill and 40 acres behind the town hall, which were at one time spot zoned for commercial and by being included in the Down town Mill District they will have more flexibility.

- b. ZEO memo- All items on agenda

ZEO reported she encumbered Professional Affiliation Services and the balance of office supplies from 2020 to 2021. ZEO corrected her memo to change Professional Affiliation Fees to Professional Affiliation Services.

- c. Town of Thompson Budget Reports April 2020 and May 2020

John Rice reported that we have used 75% of the budget. Encumbered \$1500 till next year's budget to pay review work and whatever else needs to be done with the regulations.

9. Correspondence:

- a. Minutes: Zoning Board of Appeals – June 8, 2020

John Lenky commented on 1395 Riverside Drive mentioned in the Minutes and asked that it be brought up under New Business. The ZEO responded that 1391 Riverside Drive involves 1395 Riverside Drive which is town owned property.

- b. Town of Douglas Planning Board Notice of Public Hearing
- c. Town of Douglas Planning Board Legal Notice of Public Hearing

10. Signing of Mylar: None

11. Old Business:

- a. Brickyard Road Bonding and reclamation

ZEO reported only the 2 Selectmen in office at that time signed the bond. Conclusion is the Town may take the bond unilaterally when it is an approved reclaimed property. The PZC will have to vote to approve taking the bond and releasing the money to Brian Hryzan upon completion of reclamation according to the current Gravel Operation Zoning Regulations. However, Brian Hryzan will not start reclamation until he has assurance from the town that he will receive the bond money.

Randy moved and David Poplawski seconded the motion to release the bond money to Brian Hryzan at the recommendation of the Board of Selectmen when the reclamation is completed according to the regulations and to the ZEO's satisfaction.

Discussion: Joseph Parodi-Brown questioned if we need to forward the PZC recommendation to the BOS or whether it's in the PZC's authority to release the bond. ZEO replied it is her understanding that the BOS have to approve it because they signed it. John Rice confirmed that the approval has to come from the PZC to release the bond under the approval of the ZEO that it met our regulations.

Randy Blackmer moved and David Poplawski seconded the motion to amend the wording of his motion to say the bond will be released to Brian Hryzan upon successful completion of the reclamation to the ZEO's satisfaction. A "Yes" to release to Brian Hryzan the bond upon successful completion of the reclamation to the ZEO's satisfaction. A "No" vote to not release.

Roll call vote:

John Lenky-Yes	Michael Krugol-Yes	Charlene Langlois-Yes
Brian Santos-Yes	Christine Chatelle-Yes	David Poplawski-Yes
John Rice-Yes	Randy Blackmer-Yes	Joseph Parodi-Brown-Yes
Christopher Nelson-Yes		

Motion carried

- b. Read into the record communication from Selectman Ken Beausoleil
Communication dated 5/26/2020. Attached to the Minutes.

12. New Business:

- a. First Selectman St Onge request permission to sell 1395 Riverside Drive. The town has owned the property since 2007. The UCONN study addressed some feasibility to turning it into a kayak launch area. The property has become more of a liability, a dumping ground for broken up motor homes, cars, boats, trash, etc. and for the sake of being able to take care of the other properties that the town owns adequately, it is in the best interest of the town at this time to put this property up for bid. Kevin Beno, Chairman of the ZBA, commented that the 1391 property claims they have a prescriptive easement/right of way to the property because someone has used this land continuously for 14 years without interruption and without the permission of the owners. He also stated that there is the possibility of a legal liability going forward from the owner of 1391 Riverside Drive.

Joseph Parodi-Brown commented that the issue before the PZC is the sale of the property. John Rice suggested the Board of Selectmen look at possibility of a consensus between the parties who want to develop the property. He also suggested authorizing the Board of Selectmen and Town Planner to dispose of property in the best way they see fit.

Michael Krugol moved and John Lenky seconded the motion to table the sale of this property till the next PZC meeting on July 27, 2020. A "Yes" vote is to table for a month.

A "No" vote is not to table.

Roll call vote:

John Lenky-Yes	Michael Krugol-Yes	Charlene Langlois-No
Brian Santos-No	Christine Chatelle-No	David Poplawski-No
John Rice-No	Randy Blackmer-No	Joseph Parodi-Brown-No
Christopher Nelson-Yes		

Motion defeated

John Rice moved and Randy Blackmer seconded the motion to authorize Board of Selectmen to dispose the property located at 1395 Riverside Drive. A "Yes" vote to approve. A "No" vote to not approve.

Roll call vote:

John Lenky-No	Michael Krugol-No	Charlene Langlois-No
Brian Santos-Yes	Christine Chatelle-Yes	David Poplawski-Yes
John Rice-Yes	Randy Blackmer-Yes	Joseph Parodi-Brown-Yes
Christopher Nelson-No		

Motion carried

- b. Gabriella Prescott, 16 Vandal Street, requesting interpretation of a Yucatan mini pig as a household pet following the Department of Agriculture guidelines for housing a mini pig.

ZEO stated R20 does not allow livestock. Department of Agriculture requires a health certificate and up to date vaccinations. Household mini pigs-are required to be housed in the owners' home. vaccinations animals would have to have. Pigs are household pets is housed in home. If housed outside the home and have outside access they are considered livestock. A representative from the Department of Agriculture notified the ZEO that swine are a disease carrying animal and are considered livestock.

Gabriella Prescott stated that ultimately she would like to have a separate building not attached to her house to house the pigs, however according to the Department of Agriculture this is not permitted. Matt Prescott stated the pigs are about the size of a large dog and don't exceed 200lbs in weight. Gabriella Prescott described the mini pigs as being docile, gentle, intelligent, resistant to some diseases, and having a significant lack of odor. They can be trained to litter in a separate area. The mini pigs are just pets. They don't intend to breed them and are not going to make any money off this venture. They are not farmers and do not intend to use their land for farming.

Randy Blackmer moved and Michael Krugol seconded the motion to accept Yucatan mini pigs as household pets. A "Yes" vote for a pet. A "No" vote for livestock.

Roll call vote:

John Lenky-Yes	Michael Krugol-Yes	Charlene Langlois-Yes
Brian Santos-Yes	Christine Chatelle-Yes	David Poplawski-Yes
John Rice-Yes	Randy Blackmer-Yes	Joseph Parodi-Brown-No

Christopher Nelson-Yes

Motion carried

- c. Mike Bogdanski of Quest Martial Arts requesting interpretation of sign regulations for 56 Riverside Drive, R20, Zone 56. Riverside is a non-conforming business location. ZEO reported this property is a nonconforming business, zoned R-20. Her observation on businesses that have freestanding signs were: sign mounted on the building; 2 signs freestanding; and one on the building. Signs were different sizes and shapes. No regulations exist in R20 for signs at this time.

John Rice moved and Christopher Nelson seconded the motion to have the applicant follow the regulations pertaining to signs in the Neighborhood Commercial Zone for this property. A "Yes" vote will apply Neighborhood Commercial Zone regulations. A "No" vote will not.

Roll call vote:

John Lenky-Yes	Michael Krugol-Yes	Charlene Langlois-Yes
Brian Santos-Yes	Christine Chatelle-Yes	David Poplawski-Yes
John Rice-Yes	Randy Blackmer-Yes	Joseph Parodi-Brown-Yes

Christopher Nelson-Yes

Motion carried

13. Commissioners Comments:

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John Lenky requested the ZEO hours be moved from 19 hours to 25 hours due to the large amount of work she is being asked to perform. Discussion followed and issues were raised regarding health insurance and union regulations. Commissioners supported this request. Planner Penn-Gesek stated this is an executive season subject. Procedure for further discussion will be between the 1st Selectman, ZEO and herself, then brought to a PZC executive session. John Lenky also requested that the PZC have its own Zoom account for their meetings. No discussion was held on this suggestion.

14. Next Meetings:

- a. PZC Sub-Committee Meeting Regulations Review 6:00 PM June 24, 2020 via Zoom
- b. PZC Regular Meeting – July 27, 2020 @ 7:00 PM via Zoom

15. Adjournment:

Randy Blackmer moved and John Rice seconded the motion to adjourn. The motion carried. Meeting adjourned at 9:48PM.

Respectfully Submitted

Gloria Harvey

Recording Secretary

From: kbeausoleil@thompsonct.org
Sent: Tuesday, May 26, 2020 9:10 AM
To: planner; zeo
Subject: 1395 Riverside Drive property

To P & Z Commission Members,

I see that you have received a request from the First Selectman Amy St Onge to discuss the selling of this property.

Currently the Board Of Selectman are unaware of any request to purchase this property.

The history of this property as I can recall:

Town acquired property in 2007 by tax sale.

The town owns the Langer Pond /French River dam and water rights to generate hydro power under the old historic stone mill at 1405.

In 2009/10 the BOS was in discussion with the owners of 1405 Riverside Dr to acquire the mill in exchange for a portion of 1395 Riverside Dr property. The Town would have leased the stone mill to a developer who would have restored the building and generate power. The lease also provided it be used to educate students on hydro power generation. The project failed to move forward do to the economy and ownership status of the 1405 property.

During the fall of 2015, First Selectman Paul Lenky had UCONN Engineering students develop plans to create a parking area and canoe / kayak launch from where 1395 Riverside Dr meets the river. The project is still a possibility. This would tie in well with the river mill redevelopment and even better if the town was able to extend the conservation easement from Heritage park to 1395 Riverside Dr along the river.

The property ownership was resolved and discussion resumed on the stone mill hydro site around 2017/18. The current owner ARES-Co Realty Trust principal Art Venuti experienced some personal issues and the discussions have been slow moving.

It is possible that P&Z may have had discussions on this property when the Hydro project was first proposed.

Thank You for your time,

Ken Beausoleil
Selectman