



TOWN OF THOMPSON

Planning & Zoning Commission

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Minutes – PZC Special Meeting-Subdivision Regulations
Monday, October 18, 2021 at 7:00 PM
ZOOM Meeting

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Join Zoom Meeting

<https://us02web.zoom.us/j/81126482926?pwd=R0hoTGJiUmVxWHQ1Qmh1K3VpTFVoQT09>

Meeting ID: 811 2648 2926

Passcode: 960909

Copy the link below to share this recording with viewers:

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1. Call to Order, Roll Call
Joseph Parodi-Brown John Lenky Alvan Hill
Absent: Missy Desrochers, Robert Werge Sr., Christopher Nelson, Charlene Langlois, Christine Chatelle,
Brian Santos, David Poplawski, Randy Blackmer, John Rice, Michael Krogul,
Staff Present: Tyra Penn-Gesek, Planner, Gloria Harvey, Recording Secretary

2. Review and Discussion of Subdivision Regulations

SECTION 12 - Special Flood Hazard Areas & Floodways

A. Requirements

When the subdivision includes land in a special flood hazard area or regulated floodway, the lots, streets, drainage, and other improvements shall be safe from flood damage and shall conform to the Thompson Flood Control Ordinance, as may be amended, and to the following:

1. The lots and such improvements shall be consistent with the need to minimize flood damage within the special flood hazard area and shall be capable of use without danger from flooding or flood related damages.
2. All utilities and facilities, such as sanitary sewer systems, water supply systems, and electric and gas systems shall be located and constructed to minimize or eliminate flood damage.
3. The storm drainage required under Article IV, Section 5 shall be designed to reduce exposure to flood hazards.
4. Streets shall be of such elevation or shall be suitably protected so as to allow reasonable emergency access during flood conditions.

SECTION 13 - Water Supply & Sanitary Requirements

A. Applicant's Responsibility

Commented [u1]: Seems out of place here. Move to follow stormwater management/erosion and sediment controls.

Commented [u2]: Define these terms better?

Commented [u3]: Shall demonstrated to be or shall be designed to be...

Commented [u4]: Check citation

Commented [u5]: JBL comments that there are no standards described in this section. J. Parodi agrees.

Note: this may be another reason to move this section to follow the sections on Stormwater management/LID/erosion & sediment control. Possibly combine with that section.

Ask Marla and maybe George to review.

Commented [u6]: Compare with earlier sections on application requirements and design standards. Is all of this redundant?

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It is the responsibility of the applicant to supply sufficient evidence to the Commission to prove that water supply and each soil absorption sewage disposal system facility can be installed to function properly and not cause a pollution problem and be in conformance with the Connecticut Public Health Code or its successor Regulations.

B. Sanitary Report Requirements

Where on-site sewage disposal systems are proposed, a Sanitary Report prepared by a professional engineer shall contain test results and engineering evaluation of test results based on an extensive subsurface investigation.

1. The evaluation shall include a determination whether the soil is suitable for the absorption of septic tank effluent, and if so, how much area is required. The soil must have an acceptable percolation rate, without interference from ground water or impervious strata below the level of the absorption system.
2. The technical standards used in the evaluation shall be in accordance with NDDH standards and procedures with particular reference to the Sanitary Code of the State of Connecticut. Unless those standards are satisfied, the area is unsuitable for subsurface sewage disposal systems in a subdivision.

3. The applicant shall submit a letter of approval from NDDH certifying that the lots as proposed will be suitable for on-site sewage disposal systems. The letter will confirm that the test pits as numbered correspond to testing in the field. The letter shall also state which date of revision of the plan was approved. Any changes in the plan after NDDH approval will require further review from NDDH prior to approval by the Commission.

Commented [u7]: If we follow the logic of D. Held's argument & previous sections, this would be the only piece of this we retain.

C. Engineer's Statement

The Sanitary Report shall contain a statement by the engineer that, in his professional opinion, each lot for proposed development is suitable for the installation of individual sanitary sewage disposal systems of the general type and size described in the report. Any reservations or special conditions considered necessary by the engineer shall be set forth in the Sanitary Report.

D. Percolation Test

The Commission will only accept percolation tests conducted at time periods designated as acceptable by the NDDH. Applicants should be aware that the NDDH may suspend all percolation tests during certain times or seasons of the year.

E. Water Supply Report

A potable, adequate, and dependable supply shall be provided for every lot. Test wells may be required in areas identified as areas of ground water contamination or where previous land uses may cause well water problems.

Commented [u8]: Confirm whether this section occurs elsewhere in the document.

1. Wells drilled in accordance with above shall comply with the following:
 - a. Topographic and geological conditions shall be satisfactory for the purpose of proving a potable water supply;
 - b. Each well can be designed, located, and constructed in accordance with the standards and requirements of the NDDH.
2. When a subdivision is not to be served by a public water supply, a report from the NDDH shall be obtained and submitted by the Applicant certifying that the land to be subdivided and the subdivision plans are satisfactory for the installation of private water supply.

Commented [p19]: Please get rid of all this and just require an approval letter from NDDH. (D. Held)

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F. Aquifer Protection

All areas designated for the loading, handling, or storage of toxic wastes and materials (including areas where motor vehicles may be repaired or serviced) shall have a ground or floor surface designed to collect and contain accidental spills of toxic material.

SECTION 14 - Digital Data Requirements

1. All subdivisions approved by the Commission of four (4) lots or greater shall deliver digital data prior to the signing of final mylars. All digital mapping data shall be delivered in Connecticut State Plane Coordinates with a horizontal datum of NAD 83 and vertical datum of NAVD 88 provided there are existing control points are within 1,000' of the subdivision.
2. All data shall be delivered in one of the following digital raster formats with a minimum scanning resolution of 300 DPI:
 - a. Uncompressed TIF
 - b. Compressed TIF using International Telecommunications Union (ITU) Group 3 or Group 4 compression techniques
3. If the applicant is unable to provide the required digital data a fee of fifty dollars (\$50) per proposed lot will be required.

3. Adjournment
Joseph Parodi-Brown moved and John Lenky seconded the motion to adjourn. Motion carried unanimously. Meeting adjourned at 8:00 pm.

Respectfully Submitted,
Gloria Harvey,
Recording Secretary

Commented [p110]: This doesn't belong in subdivision regulations. This is a zoning/site plan issue and belongs in those regulations. (D. Held)

JBL: concurs that this seems related to use rather than subdivision.

Possibly include some language in an earlier section on design standards, directing applicant to Aquifer Protection Regulations.

Commented [u11]: Is this already addressed under application requirements in an appropriate fashion? Review to see if the requirement for digital data can be clarified for the delivery of the final approved plan/mylars. Retain a note about the fee to digitize info, but not based on per lots.

Commented [P12]: 3?

Commented [P13]: This issue has come up with the CT Association of Land Surveyors on numerous occasions. You may want to check with legal counsel to see if you can require this. I would also caution that requiring a particular format will be troublesome as formats evolve. (D. Held)

Commented [p114]: Why would this be determined by the number of lots? (D. Held)