



# 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, November 22, 2021 at 7:00 PM

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

*p. 1 of 11*

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

**Jane Salce**

**Alvan Hill**

**Michael Krogul**

**John Rice**

**Randy Blackmer**

**Brian Santos**

**Ray Williams**

**John Lenky**

Seating: Alvan Hill was seated for Charlene Langlois, Brian Santos was seated for Joseph Parodi-Brown.

Absent: Christopher Nelson, Charlene Langlois, Joseph Parodi-Brown, Dave Poplawski

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

Welcome new members Ray Williams and Jane Salce

2. Public Hearing -None

3. Discuss Public Hearing and Possible Action - None

4. Approve Minutes:

a. October 25, 2021 Regular Meeting Minutes

**John Rice moved and Brian Santos seconded the motion to approve the Minutes of October 25, 2021.**

**John Lenky-Abstain**

**Alvan Hill-Yes**

**Michael Krogul-Yes**

**Brian Santos-Yes**

**John Rice-Yes**

**Jane Salce-Abstain**

**Ray Williams-Abstain**

**Randy Blackmer-Yes**

**Minutes are approved**

5. Applications:

**PZC Application #21-28** Applicant Kristina Thorne, property owner Cody McCall, at 24 Border Trail, Map 164, Block 11, Map 26E, Zone RRD, Requesting a Permit with Site Plan Review for an in- home family daycare, Zoning Regulation Article 4A, Section 2-6. Continued from October 25, 2021 Regular Meeting – Applicant withdrew PZC Application #21-28.

**Applicant is uncertain if she will come back with this application and asked if she should come back if the fee of \$150 could be waived if she reapplied.**

**Brian Santos moved and Alvan Hill seconded the motion to waive the application fee of \$150 if she reapplies within the next twelve months.**

**Motion carried unanimously.**

**PZC Application #21-33** Applicant Ken Loiselle (Rte 193 LLC) and property owner of 49 Thompson Road, Map 87, Block 53, Lot 8, ZONE Thompson Commercial Development District, TCDD requesting a Permit with Site Plan Review for construction of an additional food and beverage service establishment, Event Barn, Zoning Regulations Article 4E, Section 2-12. Continued from October 25, 2021 Regular Meeting

The following are the ZEO's concerns/questions regarding the application and site plan. Comments are made from check list of The Town Thompson Zoning Regulations, **Article 3A, Sections 4 Application Requirement, A., Zoning Per, Simple, and B Zoning Permit with Site Plan Review by Commission and Article 5B Section 5 Parking Standard.** The ZEO stated that all concerns were addressed to her satisfaction.

**J&D answers in bold**

1. **(B-4)** Proposed buildings, structures, loading areas, access drives and parking, **(B-5)** Loading and parking space calculations.  
Site Plan Cover Sheet states under Table of Zoning Requirements, 94 existing parking spaces, 127 Proposed Parking Spaces and page 2, of Site Plan delineates 91 existing parking spaces, with a note that 3 spaces will be removed for new drive and grass area for 20+ employee parking area. Clarify total number of parking spaces and location.  
**Article 5B Section 5 Parking Standard** – 3- Handicapped Parking Spaces requires 4 spaces for 50-100 Standard Parking Spaces. Noted on the site plan are only 3 handicapped parking spaces. **The existing paved parking lot for Anya has 94 spaces. The pavement markings for 3 of those spaces will be removed to permit access to the proposed driveway down around back. Therefore, there will be 91 spaces remaining on the current paved lot. Mr. Loiselle is proposing to park approximately 20 employee cars on the grass during events as needed. He is also proposing 16 gravel parking spaces off of the proposed driveway to the back. Therefore, the total number of proposed spaces is  $91+20+16 = 127$ . A fourth HC parking space has been added on the existing paved lot. See the attached partial plan for the location.**
2. **(B-15)** Exterior lighting plan (if required). – Are there plans for any exterior lightening?  
**Exterior light pole locations have been indicated on the plans. The lights will be decorative to match the existing lights down the driveway.**
3. **(B-19)** An 8 1/2 x 11inch photocopy of a USGS Quad Map with the project site outlined must accompany the site plan.

A copy of NDDH Approval is in the record

Inland Wetlands approval was received November 22, 2021 and is placed in the record.

Jane Blanchette, J & D Civil Engineers represented the owner, Ken Loiselle. She presented a proposed Site Development Plan. She stated that the owner proposes to construct behind the restaurant an event barn and use the existing paved parking lot for parking and construct a driveway around the back with a turn around. The food for the event will be prepared in the Anya restaurant. Soil is good and drainage will be handled by storm water catching basins. Septic system approved by NDDH and State Dept of Health. Construction is scheduled to begin in the Spring of 2022. Inlands Wetland approval has been received. Lighting will have the same decorative lights as the present driveway. A handicap space had been added.

**John Rice moved to approve PZC Application #21-33 as long as it meets all the requirements and the change in Zoning Regulations 4E Section 12 to Section 13. Brian Santos seconded the motion. A “Yes” vote will approve PZC Application #21-33 and a “No” vote will not approve.**

**John Lenky-yes**

**Alvan Hill-Yes**

**Michael Krogul-Yes**

**John Rice-Yes**

**Brian Santos-Yes**

**Ray Williams-Yes**

**Jane Salce-Yes**

**Randy Blackmer-Yes**

**PZC Application #21-40** – Applicant- Jill St Cyr, property owner Robert Fournier, 27 Main Street, Map 169, Block 91, Lot 25, Zone DMR request to approve restaurant/Bistro according to Article 4f, Section 2 – 13, Zoning Permit with Commission Site Plan Review  
Applicant spoke on PZC Application #21-40 stating that the loading dock would be located downstairs.

At the 10/25/21 PZC Meeting the following waivers were granted to the applicant

**Article 3A – Section 4 Application Requirements**

A. Zoning Permit, Simple – ZEO Review and Approval

1-b, 2-10, 12-14

B. Zoning Permit with Site Plan Review by Commission

1-4, 6, 8-14, 16-20

**The following information required under Section 3A and 3B according to the regulations are:**

1. Site Development plan is in record of application, 2 sheets of graphic design
2. Description of use on application and attached narrative to application
3. Street Address, etc on application
4. Loading and Parking area – Map GEO Landowner of 0 Main Street is granting permission to applicant to use parking area on 0 Main Street. Loading area. Applicant Jill St. Cyr stated that the loading dock will be downstairs near the parking lot.
5. Plans to scale are visible on Assessor's property Card
6. Exterior lighting will not change from previous restaurant tenant

**John Rice moved and Michael Krogul seconded the motion to approve according to Article 4f, Section 2 – 13, Zoning Permit with Commission Site Plan Review. A “Yes” vote will approve PZC Application #21-40 and a “No” vote will not approve.**

**John Lenky-Yes**

**Alvan Hill-Yes**

**Michael Krogul-Yes**

**John Rice-Yes**

**Brian Santos-Yes**

**Ray Williams-Yes**

**Jane Salce-Yes**

**Randy Blackmer-Yes**

**PZC Application 21-41- Applicant – Robert Werge and Petitioners** – Statement of Request for Approval of Designation of Scenic Road, all of Lowell Davis Road or the portion of Lowell Davis Road from I-395 to Wilsonville Road according to Town of Thompson Ordinance 10-042 and Connecticut State Statute 7-149a.

John Rice moved and John Lenky seconded the motion to accept PZC Application #21-41 for designation of Lowell Davis Road to a scenic road for a Public Hearing on 12/27/2021. A “Yes” vote will accept PZC Application #21-41 for a Public Hearing on 12/27/2021 and a “No” vote will not.

**John Lenky-Yes**  
**John Rice-Yes**  
**Jane Salce-Yes**

**Alvan Hill-Yes**  
**Brian Santos-Yes**  
**Randy Blackmer-Yes**

**Michael Krogul-Yes**  
**Ray Williams-Yes**

**PZC Application 21- 43 – Applicant Sara E. Alers**, property owner John Madelenakis of 142 Old Turnpike, Map 3, Block 78, Lot 2/1 Zone /TCDD) Thompson Corridor Development District, to opening existing Restaurant and Bar, according to Zoning Regulations, Article 4E, Section 2 Table of Permitted Uses, #13, Food and Beverage Establishment, Including Out Door Seating – Existing, Zoning Permit with Site Plan Review by the Commission.

ZEO stated this application is similar to Application 21-40, which at the PZC meeting of 10/22/21 applicant of PZC Application #21-40 requested a waiver of regulation requirement from Article 3A – Section 4 Application Requirements, A and B. After discussing with the Planner, she and the ZEO came to the opinion that the waivers of PZC Application #21-41 set a precedent to other applications that follow the same criteria as PZC Application #21-40, meaning the use of properties for an existing use, PZC Application #21-40, 27 Main Street, and PZC Application #21-43, 142 Old Turnpike, use is the same of the previous Tenants, Food and Beverage Establishment, Including Out Door Seating – Existing. Because of the precedent, ZEO took the liberty of submitting both requests, waivers and to hear and vote on the application at the same meeting

Requested Waivers:

**Article 3A – Section 4 Application Requirements**

- A. Zoning Permit, Simple – ZEO Review and Approval  
1-b, 2-10, 12-14
- B. Zoning Permit with Site Plan Review by Commission  
1-3, 8-14, 16-20

**The following information required under Section 3A and 3B according to the regulations has been submitted:**

- 1. Site Development plan is in record of application, 2 sheets of graphic design
- 2. Description of use on application and attached narrative to application
- 3. Street Address, etc on application
- 4. Loading and Parking area – Map GEO. Loading area is in the back door of the restaurant.
- 5. The well was delineated on plan and septic area is to the right of the shed in back of the property.
- 6. Plans to scale are visible on Assessor's property Card
- 7. Exterior lightening will not change from previous restaurant tenant

Applicant spoke on behalf of PZC Application #21-43. She stated that she plans on opening an existing restaurant and bar. Waivers of PZC Application #20-40 set a precedent for PZC Application #21-43 as the use is the same as previous tenant. The applicant requested that the requested waivers be approved. Septic and Well area is in the jurisdiction of NNDH Red Book.

**John Lenky moved and Michael Krogul seconded the motion to approve PZC Application #21-43 with the recommended waivers A and B. A “Yes” vote will approve the requested waivers and a “No” vote will not approve.**

**Discussion on PZC Application #21-43: John Rice stated that even though the Commission approved waivers previously, he didn't want to take it for granted that they**

**would automatically be approved every time. He would prefer to look at each application separately.**

**John Lenky-Yes**

**John Rice-Yes**

**Jane Salce-Yes**

**Alvan Hill-Yes**

**Brian Santos-Yes**

**Randy Blackmer-Yes**

**Michael Krogul-Yes**

**Ray Williams-Yes**

**Motion carried unanimously.**

6. Applications received after agenda posted-None

7. Citizens Comments:

George O'Neill, 122 Fabyan Rd, commented he was having difficulty hearing the Commissioners. He further stated that the Commissioners are elected to represent the citizens in Thompson and suggested revisiting some fundamental issues. He also said that a message was sent to the Commission following the recent election, which included lack of confidence in the Commission, accountability, communication and attorney approvals.

Bill Warner, 243 Lowell Davis Road, questioned the future of Lowell Davis Road. The Chairman commented that Lowell Davis Road is scheduled for a Public Hearing on 12/27/2021 and any questions will be answered at the Public Hearing.

Nadene Williams 13 Spicer Road, also questioned the position of Citizens Comments on the agenda and expressed concern that citizens don't have an opportunity to talk about items that are discussed later on the agenda. The Chairman read the agenda format from the Bylaws into the record. She also questioned which Citizen Comments are replied to and which ones are not.

Sarah White, 308 East Thompson Road questioned the event barn proposed by Anya restaurant. She stated that she believed that years ago a sports complex was supposed to be built on that property and because there is a large aquifer on that property the sports complex was not built. She asked if that was waived when the restaurant went in. Randy Blackmer stated that the sports complex was supposed to be built where the solar panels are. She also stated that her previous experience in working in the corporate world, federal government and military that the staff are generally seated to side of the head table for reference and never speak during meeting.

Ed Danielson, 1081 Thompson Road, commented that John Lenky threatened his life at a previous meeting and asked why wasn't anything done about it. In his apology letter he admitted his guilt and nothing was done about it.

Robert Werge, 452 Lowell Davis Road. Apologized for interrupting a previous speaker. He stated that Citizens Comments are for the citizens and not to put words in other peoples' mouths. He further stated that citizens comments need to be more civil and volunteer commissioners should not be treated disrespectfully.

Gary Kettle, 18 Wilsonville Road, noticed under New Business there was "Review of the Bylaws" suggested that Citizen Comments be moved from #7 to #12 just above Commissioners

## Planning and Zoning Regular Meeting Minutes November 22, 2021

*p. 6 of 11*

Comments so anyone who attends a meeting and has a comment can make it at the end after hearing anyone speak. He asked why the commissioners who did not get elected are still sitting on the Commission and the Chairman replied that two alternates who ran for seats on the Commission and were not elected are still on the Commission because their terms as alternates are not up. Regarding the resignation letter, the Chairman replied that it will be addressed under Correspondence and when the resignation seat is filled it will be filled from one of the alternates who will finish the term of the person who resigned.

Janet Blanchette, 461 Ravenelle Road, commented that she appreciates all the time members put in and the hours they spend in subcommittee meetings. She also stated that the staff should sit at the table and speak because they are professionals and have education and training to answer questions and she is disappointed in some of the comments received.

Randy Blackmer stated that the Commissioners are volunteers and paid staff are doing research 4 to 5 days a week for the Commission. He also thanked the citizens who supported the Commission members.

David Ford, 200 Porter Plain Road, stated that the Town's people are aggravated on what's going on and concerned about their rights to use their property. He suggested that the Commission focus on things that matter. The Chairman responded that the Regulations that were adopted overall are more lenient and give more leeway than the ones before.

Brenda Romanak, Pasay Road, commented that volunteers are essential and if they run for re-election they need to know that people are going to expect something from them. She stated that the Commission has upset the citizens. She further stated that if members are resentful they shouldn't run for re-election and should resign and let the citizens of the Town of Thompson decide who would best fill these positions. She then said she feels that the Commission has lost sight of what they are supposed to do. She is a large property owner in Thompson and is committed to protecting property rights.

### 8. Reports of Officers and Staff:

#### a. Planners Report

Tyra, in response to a question by Ray Williams and several other citizens, commented that the purpose of statement in the regulations that states if a use is not described as permitted, it is not permitted, was a fair question and supplied the following information. This statement is not in the State Statutes therefore, she asked the Town Attorney and the following is his reply.

Town Attorney stated that there are two types of models for zoning regulations:

1. Permissive model, Thompson has this model. It describes what is permitted and the base assumption is that if it is not described as permitted it is not permitted. Thompson has a safety valve which allows for unforeseen use. Any use that a citizen wants to address, they can bring it to the staff or the Commission to see if they can find a way through the existing regulations or the safety valve language, and if it seems like something that would be beneficial for the town to generally permit, then the Commission will discuss it. There are two ways to address this.
  - a. Safety valve language is to correct something that was missed or something we need to correct.
  - b. Amend regulations to include that use

## Planning and Zoning Regular Meeting Minutes November 22, 2021

*p. 7 of 11*

2. Prohibitive model-describes everything you can't do. The base assumption is if it is not described as prohibited, then it is permitted.
  - a. Example Paint Ball-If we had not described this use as prohibitive, even though the neighbors were against it, they would be able to do it forever. Therefore, by calling it a prohibited use, it is protecting the town to have the Permissive model.

Per Town Attorney, the vast bulk of the towns in Connecticut follow the Permissive model. The citizens were grateful to finally have language that they could understand. Tyra said that she is available during office hours to speak with any citizen who has a question and the idea that the Commission is trying to take away rights is just a misunderstanding of how it works.

b. ZEO Memo

c. Town of Thompson Budget Reports October 2021  
John Rice 30.6% expended

d. PZC Members List  
Distributed list and members updated their information.

e. PZC 2022 Regular Meeting Schedule-Commissioners moved to change the December 27, 2022 meeting date to December 19, 2022. Seeing no objection, the motion to change the PZC Regular Meeting date to December 19, 2022 passed unanimously as ruled by the Chairman.

9. Correspondence:

- a. Minutes: Zoning Board of Appeals November 8, 2021 – Meeting Cancelled
- b. Town of Dudley Notice of Public Hearing
- c. Town of Dudley Public Hearing Legal Notice
- d. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter

10. Signing of Mylar: PZC #21-31 Silverston re-subdivision (review of declaration of easement)  
John Rice moved and Michael Krogul seconded the motion to have the Vice Chairman sign the mylar for PZC #21-31 Silverston re-subdivision. By unanimous consent of the Commissioners, the motion carried and the Vice Chairman will sign the mylar after the meeting. **The Commission approved the property easement submitted by property owner Andrew Silversen with PZC Application #21-31, 286 Thompson Hill Road at the October 25, 2021 regular PZC meeting.**

11. Old Business: None

12. New Business:

- a. Gravel Operations Permit Fee – Attorney Harry Heller, representing Strategic Realty 736 Norwich New London Turnpike, Uncasville, CT representing Strategic Commercial Realty d/b/a Rawson Materials. He stated that his client is proposing to remove approximately one million cubic yards of structural material from real property currently owned by Christine M. Waldron over a 10-year period. According to the recently adopted fee schedule in the Zoning Regulations, the base fee for earth product excavation is 9 cents per cubic yard but

not less than \$500.00. Also, according to the regulations the Town of Thompson has the right to obtain third party consultants to advise on issues with respect to the application beyond the expertise of the Town's land use staff, which would charge the applicant for the costs incurred. Attorney Heller further stated that his client, Strategic Realty, has a couple of options regarding the fees; (1) declaratory judgement on the Town's fee schedule and (2) there is a provision in the regulations that if the excavation is in conjunction with a subdivision, the fees don't apply. He emphasized that his client is not trying to avoid paying the fees for this project, they are simply trying to come up with a logical solution between them and the Town.

On behalf of his client, Attorney Heller proposed the following:

- Submit application with payment of the base fee of \$500.00. In addition, Strategic Realty will reimburse the Town of Thompson with any third-party costs it incurs in the administration of the application.
- With the submission of the application, Strategic Realty will request a deferral of the payment of 9 cents per cubic yard until the time material is actually removed from the property.
- At the time of the application for a zoning permit coinciding with earth product removal on the property, Strategic Realty will file a written statement with the Zoning Official of the anticipated duration of the earth removal operation. With the application, Strategic Realty will pay the Town of Thompson a pro rata portion of the 9 cents per cubic yard application fee and if the duration of the excavation is 10 years, they will pay \$9,000.00.
- Because earth product excavation permits in the Town of Thompson have a duration of one year, after which renewal is required, Strategic will submit a "true up" calculation of the material that has been removed the previous year. With each renewal application, Strategic Realty will pay, in addition to the \$250.00 renewal fee, a component of the 9 cents per cubic yard application fee which will be the sum of the pro rata application of the 9 cents per cubic yard fee for the next year of operation plus any additional fee required as a result of the "true-up" calculation.
- This proposal ensures that the Town of Thompson will collect the full 9 cents per cubic yard application/impact fee as the excavation proceeds in accordance with the design plan. Harry Heller stated that Strategic Realty is not trying to avoid paying the fee, they are only looking for a logical way to pay the fee.

John Rice commented that applicants have an opportunity to come before the Commission for a preliminary discussion on the application to find out what the Commission thinks about the plan. He also asked for an estimate of the amount of material that would be excavated the first year. Ray Williams asked if the excavated material would be hauled out by road or rail and Harry Heller replied that this project is 10 years out and he assumed it could be some of each.

- b. PZC Member Christopher Nelson's legal position on the PZC is void-he no longer lives in Thompson.

**John Rice moved and John Lenky seconded the motion to add the correspondence of the resignation of Christie Chatelle to item b. The Commissioners carried unanimously.** John Rice asked the secretary to send Christine Chatelle a note thanking her for her years of service to the Planning and Zoning Commission. Amy St. Onge commented that Christine Chatelle's



## Planning and Zoning Regular Meeting Minutes November 22, 2021

*p. 9 of 11*

letter of resignation should have been sent to the Selectmen's office. The ZEO replied that it was addressed to the Chairman, Joseph Parodi-Brown and was given to him.

Christine Chatelle's letter of resignation was read into the record.

"Please accept this letter as my formal resignation from the Planning & Zoning Commission, effective immediately. I am unfortunately unable to devote the time I believe is required to make the best decisions for our town. I am grateful for the experience and associations I have gained. I appreciate the time and effort you and the other commissioners invest in our town. I wish everyone peace, good health, and happiness!" If you have any questions, please call me.

### c. New project to digitize the Town's Codes (Ordinances & Zoning Regulations)

The Planner reported that the Town Clerk's office received a grant to digitize the town's codes which include the Code of Ordinances and the Zoning Regulations to make them more accessible on line as a searchable document form with the Code of Ordinances already. The process is underway. Planning and Zoning Commission Must vote to approve outline, format and presentation as they own the document. An outline was sent to all the Commissioners last week. John Rice asked if the person who is doing the digitizing and coding come before the Commission and explain the process at a January meeting. Tyra will follow up with the Coder. The Commissioners agreed unanimously. Tyra reiterated that this process does not change the content it only changes the outline.

### d. Further discussion of timeline for revision of Subdivision Regulations

The Planner stated that the revision of the Subdivision Regulations were posted since the October meeting. She has received no additional comments as of today, however the comments will remain open until January 31, 2021. The Subdivision Regulations in this coding project are not part of the contract, but we could contract for this separately down the line. If we should decide to contract for this coding the Planner will have to be reoutline them. Again, this will not change the content just the outline to be more accessible to the public.

### e. Review of By-laws

John Rice suggested everyone review the Bylaws and vote on the Bylaws at the PZC Regular Meeting in December. The ZEO will update Article XV Public Relations Section 2, page 6 numbering and send to everyone. She asked if anyone had any suggested changes to the Bylaws to send them to her and she will send out updated copies with the suggestions.

### f. New Member Packets

ZEO Sent out contact sheet and asked all members to update their information. The ZEO reported that per State Statute the Planning and Zoning Commission is the administrative and regulating town agency for the Aquifer Protection Regulations. Calendar 2022 new list will be updated.

### g. Commissioners' Training

The ZEO enclosed in the Commissioners packet two publications concerning the requirement of PA 21-29 which establishes ongoing training requirements for land use commissioners to read and prepare themselves to schedule training sessions. By January 1, 2022 the Office of Policy and Management will establish guidelines for training in collaboration with the Connecticut Land use training providers. The information I receive from Land Use Training

Providers will be forwarded to Commission members and you have until January 1, 2023 to plan and complete your 4-hour training session. Commissioners' training is new this year for everyone. Providers have not been received by ZEO and as soon as she knows who they are, she will send them out.

h. Election of Officers

**Michael Krogul nominated John Lenky for Chairman and Jane Salce seconded the nomination.**

**John Rice nominated Joseph Parodi-Brown for Chairman and Randy Blackmer seconded the nomination.**

**Michael Krogul moved and Jane Salce seconded the motion to close the nomination for Chairman. The nomination for Chairman is closed.**

**By a show of hands, the vote was tied with 4 for John Lenky and 4 for Joseph Parodi-Brown.**

**Jane Salce moved and Ray Williams seconded the motion to put off the election of officers to the PZC Regular Meeting in December.**

i. **John Rice moved and Michael Krogul seconded the motion to add to agenda under Item 12, i, Alternates to replace vacancies to regular PZC members. The vote was Unanimous.**

Jane Salce noted that Christine Chatelle and Christopher Nelson are both republicans and questioned how a Republican seat can be filled with a Democrat. John Lenky commented that the senior alternate would be given first opportunity to fill a vacant regular member seat, then the next alternate would be available to fill the next regular Commission seat even if a Democrat. Amy St. Onge, First Selectman, stated that the town ordinance is law and the ordinance will fill the seat. The cap of six in one party cannot be exceeded. The ZEO read the **Town of Thompson Ordinance No. 10-0327, The Planning and Zoning Commission, March 18, 1980, Alternate seats will be filled according to the Town of Thompson ".....Vacancies occurring on the planning and Zoning Commission shall be filled from the alternate membership by majority vote of the remaining commission members. Vacancies occurring among the alternate members shall be filled by appointment of the Board of Selectmen for the unexpired portion of such alternate's term. Alternate replacement members shall be made on a party basis."**

**Jane Salce moved and Ray Williams seconded the motion to put off seating of alternates to the December PZC Regular meeting. A "Yes" vote will table seating of alternates to regular members until the PZC Regular Meeting in December and a "No" vote will mean we vote tonight.**

**Jane Salce-Yes**

**John Rice-No**

**John Lenky-Yes**

**Ray Williams-Yes**

**Michael Krogul-Yes**

**Randy Blackmer-Yes**

**Brian Santos-Yes**

**Alvan Hill-No**

## Planning and Zoning Regular Meeting Minutes November 22, 2021

13. Commissioners Comments: p. 11 of 11

Jane Salce commented that Item 7, Citizens Comments should be moved to the end of the agenda. ZEO suggested that issue be addressed in a Bylaw change.

14. Next Meeting:  
a. PZC Regular Meeting December 27, 2021, 7:00 PM, Merrill Seney Community Room,  
Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

15. Adjournment  
John Rice moved and Jane Salce seconded the motion to adjourn. The vote was unanimous.  
Meeting adjourned at 9:36 PM.

Respectfully Submitted,  
Gloria Harvey,  
Recording Secretary