



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
planner@thompsonct.org
WEBSITE: www.thompsonct.org

Minutes – PZC Regular Meeting

Monday, January 24, 2022 at 7:00 PM

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

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Tyra Penn-Gesek is inviting you to a scheduled Zoom meeting.

Topic: Planning & Zoning Commission

Time: Jan 24, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88454773174?pwd=eUtsNlI5dXdiZEV0SWlwNnFTVkJpQT09>

Here is the link to the zoom recording:

<https://us02web.zoom.us/rec/share/DNxGfsHy5-Gwj7Nn2UJHCP5ttuCRfDVyWKgWNfsmeJas2ibE3z990HDcra9BBNMA.5Fn-nl2j8HBKA8cv?startTime=1643068814000>

Passcode: u4^zY6^S

And here is the link to the youtube video. You should always include both links in the minutes, when you have them.

<https://www.youtube.com/watch?v=VOGzAytIQW8>

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

Jane Salce

Michael Krogul

John Rice

Randy Blackmer

Ray Williams

John Lenky

Dave Poplawski

Joseph Parodi-Brown

Alvan Hill joined the meeting at 7:15 pm

Seating: None

Absent: Charlene Langlois, Brian Santos

Staff Present: Cindy Dunne, ZEO; Tyra Penn-Gesek, Planner, Gloria Harvey, Recording Secretary

Ex-Officio Member, Amy St. Onge, First Selectman

Randy Blackmer moved, Ray Williams seconded the motion to amend the agenda to include under Correspondence 9F, Sub-Petition for an approval of an eligible facilities request for an existing telecommunications facility at 720 Quinebaug Road, Quinebaug, CT. Hearing no objection or discussion to the motion, it carried unanimously.

2. Public Hearing

PZC Application 21-47, Applicant Town of Thompson Planning and Zoning Commission –

Amendment to Article 5A, Section 5, Solar Photovoltaic (PV) Array Systems, B. Table of Permitted Uses, amend to add 7., Lake District, Residential – Roof Mounted, Zoning Permit*,

(*Residential roof mounted, Zoning Permit) Residential Ground Mounted, Site Plan, Medium and Large-Scale Special Permit.

The purpose of Application #21-47 is to correct an error of omission when regulations were created relative to the Lake District. Joseph Parodi-Brown commented that this is an amendment to the Zoning Regulations and requires a Public Hearing. The ZEO signed off on two Building/Zoning Permits for the installation of ground mounted solar panels in the Lake District. The property owner of the two Building/Zoning Permits will install the systems. Confirming the regulated procedure with the Town of Thompson Amended Zoning Regulations, October 22, 2021, Article 5A, Section 5, Solar Photovoltaic (PV) Array Systems, the Lake District was not on B Table of Permitted Uses.

Randy Blackmer moved, John Rice seconded the motion to close the Public Hearing. Hearing no objection or discussion, a "Yes" vote will close the Public Hearing and a "No" vote will keep the Public Hearing open.

Michael Krogul-Yes

Dave Poplawski-Yes

John Rice-Yes

Ray Williams-Yes

Jane Salce-Yes

Randy Blackmer-Yes

John Lenky-Yes

Joseph Parodi Brown-Yes

The Public Hearing is closed.

3. Discuss Public Hearing and Possible Action –

PZC Application 21-47, Applicant Town of Thompson Planning and Zoning Commission –

Amendment to Article 5A, Section 5, Solar Photovoltaic (PV) Array Systems, B. Table of Permitted Uses, amend to add 7., Lake District, Residential – Roof Mounted, Zoning Permit*, (*Residential roof mounted, Zoning Permit) Residential Ground Mounted, Site Plan, Medium and Large-Scale Special Permit.

John Rice moved and Michael Krogul seconded the motion to accept PZC Application #21-47. Amendment to Article 5A, Section 5, Solar Photovoltaic (PV) Array Systems, B. Table of Permitted Uses, amend to add 7., Lake District, Residential. Hearing no objection or discussion, a "Yes" vote will accept PZC Application #21-47 and a "No" vote will not accept PZC Application #21-47.

Randy Blackmer-Yes

Jane Salce-Yes

Ray Williams-Yes

John Rice-Yes

Dave Poplawski-Yes

Michael Krogul-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

PZC Application #21-47 is approved.

4. Approve Minutes:

a. December 27, 2021, Regular Meeting Minutes

Discussion: Amendments added: Page 6-change Brandon Hill Road to Brandy Hill road; Page 6 and Page 4-change Tom Brissett to Shawn Brissett; Page 5-change Kevin Paquette to Gavin Paquette; Page 6-change Joseph Prodi-Brown to Joseph Parodi-Brown; Page 11-change CTPA140 to CTPA490; Page 14-change change Town Clerk to till to Town Clerk to fill.

John Rice moved and Randy Blackmer seconded the motion to accept the Minutes of December 27, 2021, with amendments. Hearing no further discussion, a “Yes” vote will accept the Minutes of December 27, 2021, as amended and a “No” vote will not.

Michael Krogul-Yes

Dave Poplawski-Yes

John Rice-Yes

Ray Williams-Yes

Jane Salce-Yes

Randy Blackmer-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

Minutes are accepted as amended.

5. Applications:
PZC #22-02 applicant Danielle J. Robbins, property owner 0 Thompson Rd, Map 87, Block 37, Lot 2C, Zone RRAD, amended subdivision.

John Rice moved and Ray Williams seconded the motion to accept PZC Application #21-02 for a Public Hearing at the next regular meeting of the Planning and Zoning Commission on February 28, 2022. Hearing no further objection or discussion, a “Yes” vote will accept PZC Application #21-02 for a Public Hearing on February 28, 2022, and a “No” vote will not.

Randy Blackmer-Yes

Jane Salce-Yes

Ray Williams-Yes

John Rice-Yes

Dave Poplawski-Yes

Michael Krogul-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

PZC Application #22-02 is accepted for Public Hearing

Alvan Hill joined the meeting at 7:15 pm.

6. Applications received after agenda posted-None

7. Citizens Comments:
Sarah White commented on Alternate Commission members seated for vacancies were, in her opinion, an improper use of alternates. She also mentioned that Christopher Nelson is not eligible for regular membership and the Town Planner seating with the Commission is inappropriate because she is not a member of the Commission. Also, she pointed out that Amy St. Onge was listed in the Minutes as staff and should be an Ex-Officio member of the Planning and Zoning Commission.

Mr. Warner expressed concern over his belief that bylaw violations have occurred.

Valerie Clark thanked the Town Planner and the Town Clerk for bringing forward the details surrounding the Open Space application process. She encouraged citizens to use the open space form in the town hall to right an unintended wrong with the open space forms.

8. Reports of Officers and Staff:
a. Planners Report
i. Online Codification Project – Deb Tuszynski, guest presenter
Deb Tuszynski, guest presenter and Project Editor with General Code, outlined how the Codification Project works. The Town of Thompson signed up for Town

Ordinances and Zoning Ordinances. Everything going into the code becomes a chapter in the code. Regarding the overall organization of the Codification Project, she suggested pulling the up definitions from the bottom of the document so material can be added at the end of the document in the future. Other than this organization of the document everything will remain the same as it is now. By not having definitions at the end, the town will have the ability to add more articles later at the bottom of the document without renumbering definitions. No changes will be made to the text except for misspelling and punctuation errors. She also mentioned that this document is searchable and one of the benefits of this Code is that it searches all documents at once.

David Poplawski asked for clarification on locating definitions. Randy Blackmer asked if the document would be available online and if hard copies would be distributed and the answer was yes. Alvan Hill asked about the timeline for documents to be incorporated into the Code. John Lenky commented that the word "laws" should not be used in the Code because Thompson uses Regulations and Deb Tuszynski responded that the word laws is used as a general term because Thompson has more than one legislation in their Code, however she will research if a separate heading can be set up. Deb Tuszynski also mentioned that the Code will have a "Miscellaneous" feature for posting additional documents.

The cost of the contract with the Town of Thompson is \$9,900.00 (half will come from the State Historical Preservation Grant and the second half of cost will come from the Board of Finance which has already been approved. After the code is setup, an annual maintenance fee of \$1,195.00 will start 1 year after the Code is posted. Tyra asked if Thompson doesn't renew the maintenance contract, will there be some type of editable document that would be available to the Town? Deb Tuszynski replied that after the Code is posted the Town is under no obligation to General Code, however the Town will not be able to use General Code's site platform. The Town will have the code itself and they will be able to scan it and maintain it in house. Ray Williams questioned the cost of supplementary material added to the Code after it is posted and was told it will be charged on time and materials based on how large the supplement is. Jane Salce thanked Deb Tuszynski for the presentation as it was very understandable and user friendly.

Renee Waldron stated that there is a timeline and action needed if the Commissioners want to include Planning and Zoning in the Code. She also stated that it is a fantastic tool for the town and public and hopes the Commissioners approve adding Planning and Zoning, so the Town can move forward on the project. She further stated that it will be a two-year project to get initial work done.

John Rice moved and Jane Salce seconded the motion to move forward on the Codification Project and to include the Ordinances of the Planning and Zoning. Hearing no further objection or discussion on the motion, a "Yes" vote authorizes moving forward and a "No" vote does not.

Michael Krogul-Yes

Dave Poplawski-Yes

John Rice-Yes

Ray Williams-Yes

Jane Salce-Yes

Randy Blackmer-Yes

John Lenky-Yes

Alvan Hill-Yes

Joseph Parodi-Brown-Yes

Motion is approved.

ii. Subdivision Regulations Discussion of schedule moving forward

Tyra commented the Subdivision Regulations Draft is in loft status on the web right now. She has not received any public comments. Wetlands Commission submitted comments that they are working on. The draft that is on the web right now will be unlocked and taken off the web. Moving ahead, Tyra suggested a benchmark date at the end of the fiscal year for completion. A proposed timeline was mapped out, proposing weekly subcommittee meetings to go over content and to define the draft for the period of February, March and the first two weeks of April. Tyra also suggested holding a public information meeting. The Commission will then be in a position to submit an application to accept the revised document at the regular meeting on April 25, 2022 and vote on the Application at a Public Hearing on May 23, 2022, which would put the Town in a position to be cleared for the end of the fiscal year.

John Rice why questioned flexibility for timeline as he would like to give the Wetlands Agent some time to incorporate her comments. Tyra replied that the timeline was just a suggestion to provide a sense of order. Ray Williams agreed with John Rice and questioned if we are proposing changes to benefit a developer. Tyra responded that Subdivision Regulations need to be aligned with Zoning Regulations. She also said that the whole project in general is to Improve language, improve flow, and to align to Zoning Regulations. John Lenky suggested holding subcommittee meetings on Zoom to refine the draft of the Subdivision Regulations.

iii. New Project – Possible adoption of the Open Space Classification of PA 490 for Thompson- Information presented regarding this new project.

Tyra talked to the Assessor about PA490 and addressed it at a meeting of the Agriculture Commission the last Wednesday of December. In the past, a prior assessor recognized open space classification within PA490 on open space for a tax deduction, however research has not led anyone to be able to find anything conclusive to see that it was properly adopted at that time. In order to be correct legally in the eyes of the State, If the town wants to continue to participate in that classification we have to go back and do it right. A timeline has been mapped out and it involves multiple town boards and the almost first board is the Planning and Zoning Commission because it requires an amendment to the Plan of Conservation and Development which is owned by the Planning and Zoning Commission to affirm what areas of town would be eligible. Agriculture and Conservation are meeting to discuss their recommendations to present to the Planning and Zoning Commission on the eligible areas of town and they will propose their recommendations to the Commission for the amendment to the Plan of Conservation and Development at the February regular meeting. Then it would go to the Board of Selectmen and Town Meeting. The enrollment period is September and October, therefore, this amendment would have to be ready by Town Meeting because Ordinances

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are voted on at Town Meeting. Ray Williams expressed concern about the eligible areas in Town being discriminatory.

b. ZEO Memo

ZEO asked everyone to read the Wetlands Agent's memo and submit any comments to her and she will forward to Marla Butts.

c. Town of Thompson Budget Reports December 2021

John Rice reported that 48.6% of the budget has been expended and he asked the Commission to authorize him to negotiate the Planning and Zoning Commission budget for the next fiscal year.

Randy Blackmer moved and Dave Poplawski seconded the motion to authorize John Rice to work on the budget for the next fiscal year for the Planning and Zoning Commission.

Discussion followed and John Rice said the only thing that might have to be added is money for training for new members. Hearing no further discussion, the motion carried unanimously.

d. Updated PZC Members List

Dave Poplawski stated that he is Unaffiliated and listed on the members list as a Democrat. John Lenky explained to him that he is listed as a Democrat because he was endorsed by Democratic Party so they could fill that seat. The Democratic Party is the nominating party, not his political party.

9. Correspondence:

a. Minutes: Zoning Board of Appeals January 10, 2022 Meeting Cancelled

b. Town of Douglas Planning Board Public Hearing Notice

c. Town of Douglas Planning Board Public Hearing Notice

d. Town of Webster Planning Board Decision

e. Memo from Marla Butts-Quinebaug River Watershed FEMA Flood Maps

f. Sub-Petition for an approval of an eligible facilities request for an existing telecommunications facility at 720 Quinebaug Road, Quinebaug, CT. Discussion: They are putting in a generator, therefore the Commissioners had no comments. The ZEO presented this to the Commissioners at this meeting to satisfy the 30-day timeline.

10. Signing of Mylar:

- W. Sudyka of 1574 Riverside Drive- Commercial Building

John Rice moved and Michael Krogul seconded the motion to authorize the Chairman to sign the mylar for W. Sudyka of 1574 Riverside Drive-Commercial Building. Hearing no discussion and no objections, the motion carried the Chairman is authorized to sign the mylar.

- Inn Acquisition, 286 Thompson Road - Declaration of easement

John Rice moved and Michael Krogul seconded the motion to accept declaration of easement for 286 Thompson Road. Hearing no objection or discussion, the Declaration of Easement is accepted.

Randy Blackmer moved, and Jane Salce seconded the motion to authorize the Chairman to sign the mylar for Inn Acquisition 286 Thompson Road. Hearing no objection or discussion, the motion carried unanimously, and the chair is authorized to sign the mylar.

11. Old Business:
- a. By-Laws Amendment
Order of Business #a Bylaws
Section 2-In the matter of the press, radio and television representatives, the Commission shall comply with amended Chapter 3, Sections 1-19, amended to Chapter 14, Section 1-210
~~Section 1-20, repealed, Section 1-21~~ **amended Chapter 14, Section 1-225** of the Connecticut General Statutes **as amended by state statute.**

The Commissioners discussed a new Order of Business format. Discussion took place and changes incorporated were adding to #4 Discuss Public Hearing/**Possible Action, Citizens Comments amend speaking time from 5 minutes to 3 minutes, adding a second Citizens Comments, responding to Citizens Comments (the chair noted that the Planner looked into a comment made at the last meeting by a citizen which she responded to and it was resolved), adding language on the order of business at the top of the page**

The Town Planner commented that the purpose of Citizens Comments is for the Commissioners to hear the comments. However, if the questions or comments are not part of the agenda for the meeting, they may not be ready to respond because the issue may require more research by the Planner or the ZEO for further action. It is important for the Commissioners to hear citizens comments so they can consider them going forward. John Rice read an excerpt from the Minutes of the last meeting regarding what Attorney Slater said about Citizens Comments. Michael Krogul stated the Commission listens to the citizens however the objective is to avoid confrontation. He acknowledged that the Chairman always thanks the citizen making the comment acknowledging that they have been heard. Jane Salce commented that every citizen has a right to be heard and acknowledged and she believes that the Commission should do a little bit more.

Joseph Parodi-Brown called for a vote of 1 or 2 for Citizens Comments on the Agenda.

Jane Salce-2	Ray Williams-2	John Rice-1
Dave Poplawski-2	Michael Krogul-2	Randy Blackmer-1
John Lenky-2	Alvan Hill-1	Joseph Parodi-Brown-2
The two sections of Citizens Comments are included in the draft of the Order of Business		

Randy Blackmer suggested that he would like to see civility be tolerated, be include in the preamble on the agenda. John Lenky suggested changing #14 Citizens Comments to #15, changing #15 Commissioners to #16, and changing #16 Review of ZBA actions to #14.

The chairman asked if there was any more discussion on the Amendments to the Bylaws. Hearing no further objections or discussion, a "Yes" vote will amend the Bylaws Article 9 Order of Business and Article 14 to include the preamble at the top of the agenda and a "No" vote will not.

Michael Krogul-Yes	Dave Poplawski-Yes	John Rice-Yes
Ray Williams-Yes	Jane Salce-Yes	Randy Blackmer-Yes
Alvan Hill-Yes	John Lenky-Yes	Joseph Parodi-Brown-Yes

- b. Land Use Training Guideline

The ZEO asked the Commissioners to respond to her what four-hour courses they want her to schedule for them while keeping in mind that 1 hour of mandatory training is required for

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Affordable and Fair Housing Policies. The ZEO will also contact NECCOG, Putnam, Woodstock, and Pomfret to see if the towns can coordinate training in one location.

c. Lavallee Construction Revised Performance Bond

Copies of the completed bond reduction were included in the Commissioners Packets and are as follows:

Reduce Phase 1A bond from \$67,858 to \$51,502

Reduce Phase 1B and 1C bond from \$460,686 to \$206,529

Rich Benoit has reviewed and approved the proposed bond amounts

Randy Blackmer moved and Dave Poplawski seconded the motion approve new reduced bond for Lavallee Construction. Hearing no further objection or discussion, the motion carried unanimously and the bond as presented is approved unanimously

12. New Business:

a. No New Business

13. Commissioners Comments:

Preamble not stated at beginning of meeting. Print on agenda.

Jane Salce stated that she has an issue by concerns expressed by Mr. Warner and asked what can be done about them. Randy Blackmer suggested getting a legal opinion and asking Attorney Slater to send a letter to Mr. Warner with his response. Joseph Parodi-Brown will follow up with Town Attorney. Mr. Warner gave a copy of his comments to the Commissioners. Jane Salce commented the Commissioners going to the town attorney about everything and suggested that the Commissioners research matters themselves. Joseph Parodi-Brown will research.

Dave Poplawski commented that in the Minutes of December 27, 2021 that he was seated for Charlene Langlois and Brian Santos was not. The December 27, 2021 Minutes will be amended at the February 28, 2022 regular meeting.

Michael Krogul commented that another check was received from Northeast Sand and Gravel and asked if it was confirmed that it cleared. He said if it doesn't clear, the Town should request a bank check or money order and not accept a personal check. He further stated that if the check bounces, the gravel company has a month of earnings selling gravel and is only responsible for a bank fine for a bounced check. ZEO will bring all gravel permit checks immediately to finance and she will research a policy for renewal permits.

Ray Williams commented if a check bounces three times, the person who issues the check should get a money order.

John Lenky stated that an excerpt about Lowell Davis Road was placed on Winy that was disrespectful to him. He wanted it to be known that he is his own man and he was not collaborating with anyone.

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14. Next Meeting:
 - a. PZC Regular Meeting February 28, 2022, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255
15. Adjournment
Ray Williams moved and Jane Salce seconded the motion to adjourn. Hearing no objection, the motion carried and the meeting adjourned at 9:25 PM.

Respectfully Submitted,
Gloria Harvey, Recording Secretary