



# 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, February 28, at 7:00 PM

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

*p. 1 of 13*

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

Topic: PZC Regular Meeting

Time: Feb 28, 2022, 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81030461281?pwd=VHF0dXBUC1BrdDIYYmpKTVJrciZ4QT09>

Meeting ID: 810 3046 1281

Passcode: 028168

One tap mobile

+19292056099,,81030461281#,,,,\*028168# US (New York)

+13017158592,,81030461281#,,,,\*028168# US (Washington DC)

Meeting ID: 810 3046 1281

Passcode: 028168

Find your local number: <https://us02web.zoom.us/u/k12Qzb0Zk>

Zoom link:

[https://us02web.zoom.us/rec/share/Rf7qlKaw9GhAcD8YmFsT5BrHJgdN0fArbDzUP4\\_8Qc3z38i1p3iTUpTUaFfBVgOK.887ejLgz-NUNdOTI?startTime=1646092813000](https://us02web.zoom.us/rec/share/Rf7qlKaw9GhAcD8YmFsT5BrHJgdN0fArbDzUP4_8Qc3z38i1p3iTUpTUaFfBVgOK.887ejLgz-NUNdOTI?startTime=1646092813000)

(Passcode: &0ALc=Xn)

YouTube link:

<https://www.youtube.com/watch?v=Dm9LI1GnJyY>

1. Call to Order  
**Chairman Statement – Under Citizens comment – state your name and address, 3 minutes speaking time unless otherwise directed by chair, please address comments to Chair in a civil and respectful manner**
2. Roll Call, Seating of Alternates  

<b>Jane Salce</b>	<b>Michael Krogul</b>	<b>John Rice</b>
<b>Randy Blackmer</b>	<b>Ray Williams</b>	<b>John Lenky</b>
<b>Dave Poplawski</b>	<b>Joseph Parodi-Brown</b>	<b>Alvan Hill</b>

**Seating: Kies Orr seated for Charlene Langlois**  
**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 via Zoom**

3. Public Hearing

PZC #22-02 applicant Danielle J. Robbins, property owner 0 Thompson Rd, Map 87, Block 37, Lot 2C, Zone RRAD, ~~re-subdivision~~. Amend Application to 1 Lot Subdivision.

Norman Thibeault, Civil Engineer, Killingly Engineering Associates represented the applicant and gave a brief presentation stating that PZC Application #20-22 has been amended from re-subdivision to a 1 Lot subdivision. Inland Wetlands approval has been received and is in the applicant's record. Sign was posted on the property and certificates of mailing are in the record. Received denial communication from DOT which was forwarded to the Engineer Norman Thibeault and a modified plan to comply with DOT requirements was submitted. Gary Brigham from the DOT emailed Norman Thibeault today stating the DOT has no further comments, therefore the DOT is okay with the resubmitted plan. A formal letter from the DOT will follow for the record.

Norman Thibeault presented a Plan showing Parcel A has the best affordable site line along the wall and a revised site line plan was resubmitted it to the CT DOT showing 500' site line East and 500' site line West. The septic system has been approved. There would be no significant changes to the site. The stone walls will not be disturbed as they are low enough to provide site line. Some vegetation will have to be removed.

Discussion on PZC Application #20-22: Dave Poplawski asked for clarification on the site line measurement.

***John Rice moved and Alvan Hill seconded the motion to close the Public Hearing. Hearing no further discussion, a "Yes" vote will accept PZC Application #20-22 and a "No" vote will not.***

***Randy Blackmer-Yes***

***Alvan Hill-Yes***

***Jane Salce-Yes***

***Ray Williams-Yes***

***Michael Krogul-Yes***

***John Rice-Yes***

***Dave Poplawski-Yes***

***John Lenky-Yes***

***Kies Orr-Yes***

***Joseph Parodi-Brown-Yes***

***Ray Williams moved to amend the agenda as follows: #13 would be 13E Discussion on PA490 Open Space language for POCD, #14 Citizens Comments, #15 Possible Action PA490 Open Space Language POCD, #16 Review of ZBA Applications, #17 Commissioners Comments, #18 Next Meeting and #19 Adjournment. Jane Salce seconded the motion.***

Discussion on the motion: Commissioners discussed the reasons for amending the agenda. Jane Salce stated that amending the agenda as proposed would give the citizens the ability to state their opinions before the Commissioners voted. John Lenky commented that amending the agenda that was just approved could set a precedent in the future and he would like to see it remain as is.

***Randy Blackmer moved and Michael Krogul seconded the motion to approve amending the agenda as stated by Ray Williams. A "Yes" vote Will amend the agenda and a "No" vote will not.***

***John Lenky-No***

***John Rice-Yes***

***Michael Krogul-Yes***

***Ray Williams-Yes***

***Jane Salce-Yes***

***Alvan Hill-Yes***

***Randy Blackmer-Yes***

***Kies Orr-Yes***

***Joseph Parodi-Brown-Yes***

***The agenda is amended.***

4. Discuss Public Hearing and Possible Action  
PZC #22-02 applicant Danielle J. Robbins, property owner 0 Thompson Rd, Map 87, Block 37, Lot 2C, Zone RRAD, re-subdivision. Amend Application to 1 Lot Subdivision.  
***Randy Blackmer moved and Michael Krogul seconded the motion to approve PZC Application #22-02.***  
Discussion: John Rice requested the motion be amended to include a condition that the official DOT letter regarding site line be included in the record. Randy Blackmer asked the ZEO if all the requirements of the Application had been met and the ZEO replied that all requirements have been met.  
***Randy Blackmer moved and Michael Krogul seconded the motion to approve amended PZC Application #22-02 with the condition that the official letter from the DOT be included in the record. Hearing no further discussion, a "Yes" vote will approve PZC Application #22-02 with Condition and a "No" vote will not.***  

<b><i>Randy Blackmer-Yes</i></b>	<b><i>Alvan Hill-Yes</i></b>	<b><i>Jane Salce-Yes</i></b>
<b><i>Ray Williams-Yes</i></b>	<b><i>Michael Krogul-Yes</i></b>	<b><i>John Rice-Yes</i></b>
<b><i>John Lenky-Yes</i></b>	<b><i>Kies Orr-Yes</i></b>	<b><i>Joseph Parodi-Brown-Yes</i></b>

***David Poplawski had stepped out of the meeting before the vote. Motion was approved as amended with condition.***
5. Citizens Comments  
**Bill Warner**, 243 Lowell Davis Road, responded to a couple of issues on the agenda and stated he expected a letter from the chairman and not the ZEO responding to violation of bylaws. He also referred to the article in the Shoppers Guide regarding chickens quoting the 10<sup>th</sup> Edition of the Zoning Bylaws and Regulations.  
**Valerie Clark**, 105 Alm Road, commented on the PA490 program and about the considerable time the Agricultural Commission spent in research regarding this program and stated the right thing to do in service to the town is to restore the citizens faith in town government, restore the Open Space program and keep the Open Space program the way it was for the past 42 years. She urged the Commission to please adopt the recommendation of the Agricultural Commission.  
**Dennis Jackson**, Fabyan Road, asked what action can be done regarding loud noises, safety issues, language use, and property damage associated with paint ball activity.  
**Vernon Butler** 343, Sam Dam Road spoke on the PA490 program, Open Space Land, and the Agricultural Commission recommendation. He quoted Joan Nichols of the CT Farm Bureau and an excerpt from CT 490 CT Open Space Program document defining Open Space Land. He concluded by stating that there are a lot of people in this program and making any changes would cause all 80 people to reapply this year after being in the program for 40 years. He suggested that if the Commission wants to make any changes to make them later.  
**Sally White**, 308 East Thompson Road, commented that she has owned 48 acres for over 30 years and addressed Open Space by asking how the Commission would have responded in November elections if had been asked about decreasing acreage and adding more restrictions. She suggested leaving the policy as it is because no one has challenged it. Neither the state or the town has met the percentage of land wanted in the Open Space program and Joan Nichols has recommended that it be kept as is. This was an administrative oversight with no intent to harm anyone so where is the benefit to alter the program.

**Richard Birch**, 180 Elmwood Hill questioned the number of chickens that a property owner can have and his right to have them.

**George O'Neil**-addressed the social contract between the town and the people for 40 years and suggested the Commission do the right thing. He noted that Open Space qualifies for a reduction in taxes. He asked the Commission to keep it the way it is, memorialize it, consider the cultural component and not breach the contract between the town and the people.

**Shawn Brissette**, 342 Lowell Davis Road, spoke on property rights on the way people are using their property. He also suggested revisiting shooting ranges and recommended following state regulations.

**Tyra** read the following communications regarding Open Space and PA490 which can be read in their entirety in the Director of Planning and Development Office:

**Blair Cole**, 172 County Road, Thompson, CT submitted correspondence regarding PA490 and Open Space.

**Robert and Susan Vincent**-it would be in the best interest of the town to approve the Open Space Ordinance.

**Karen and Blair Cole**-Complete the work on the Open Space classification for the Town of Thompson as intended by residents and the Thompson Planning and Zoning Commission on June 18, 1979, by approving and moving forward by taking proper action to the amendment to the POCD regarding PA490 and Open Space as approved by the Agricultural Meeting of February 24, 2022.

**Michael St. Lawrence**-urged PZC to move slowly and research before acting on PA490. In addition to lower property taxes collected, towns do not sacrifice revenue collected due to PA490 in the public interest to preserve farm, forest, and open space land. Studies show that even with lower property taxes collected, towns do not sacrifice property tax revenue because of PA490. Property with tax revenue generated by farm, forest or open space land are far greater than the expenditures by the town to service that land, thus farm, forest and open space land can help to obtain reasonable tax rates for all the town's taxpayers.

**Conservation Commission**- Collective Comments-Formally adopt PA490 Open Space Ordinance and include them in the POCD. The acreage threshold should remain consistent with other towns regional practices. Suggested adopting passive recreation language. Open Space has helped keep the cost low in providing community services and PA490 is effective in development.

**Barett Family**-urged to move forward and complete work on PA490 amendment to the POCD regarding Open Space program as approved by the Agricultural Commission on February 24, 2022. Please complete and approve it to preserve Open Space for future generations.

**Angela Authier**-Support Open Space under PA490 see it approved without modification

6. Approve Minutes:
  - a. January 24, 2022, Regular Meeting Minutes

*Jane Salce moved to add the statement "citizens do not have the right to speak" to the minutes on page 7 and Ray Williams seconded the motion. Jane Salce withdrew her motion due to the uncertainty of its placement in the minutes.*

*Jane Salce moved and Alvan Hill seconded the motion to table the Minutes of January 24, 2022, until the next meeting in order to determine the correct placement of "citizens do not have the right to speak" in the minutes. Hearing no further discussion, a "Yes" vote will table the Minutes of January 24<sup>th</sup> and a "No" vote will not.*

# Planning and Zoning Commission Regular Meeting Minutes February 28, 2022

p. 5 of 13

*Randy Blackmer-Yes*

*Alvan Hill-Yes*

*Jane Salce-Yes*

*Ray Williams-Yes*

*Michael Krogul-Yes*

*John Rice-Yes*

*Dave Poplawski-Yes*

*John Lenky-Yes*

*Kies Orr-Yes*

*Joseph Parodi-Brown-Yes*

- b. January 31, 2022, Special Meeting Minutes-See Web

*Joseph Parodi-Brown moved and Randy Blackmer seconded the motion to accept the Minutes of January 31, 2022. Hearing no discussion, a "Yes" vote will accept the Minutes of January 31, 2022, and a "No" vote will not.*

*Randy Blackmer-Yes*

*Alvan Hill-Yes*

*Jane Salce-Yes*

*Ray Williams-Yes*

*Michael Krogul-Abstain*

*John Rice-Abstain*

*Dave Poplawski-Abstain*

*John Lenky-Yes*

*Kies Orr-Abstain*

*Joseph Parodi-Brown-Yes*

- c. February 3, 2022, Special Meeting Minutes-See Web

*John Lenky moved and Jane Salce seconded the motion to accept the Minutes of February 3, 2022. A "Yes" vote will accept the Minutes of February 3, 2022 and a "No" vote will not.*

*John Lenky-Yes*

*Dave Poplawski-Abstain*

*John Rice Abstain*

*Michael Krogul-Abstain*

*Ray Williams-Yes*

*Jane Salce-Yes*

*Alvan Hill-Yes*

*Randy Blackmer-Yes*

*Kies Orr-Abstain*

*Joseph Parodi-Brown-Yes*

- d. February 10, 2022, Special Meeting Minutes-See Web

*Jane Salce moved and Ray Williams seconded the motion to accept the Minutes of February 10, 2022. Hearing no discussion, a "Yes" vote will approve the Minutes of February 10, 2022 and a "No" vote will not.*

*Randy Blackmer-Yes*

*Alvan Hill-Yes*

*Jane Salce-Yes*

*Ray Williams-Yes*

*Michael Krogul-Abstain*

*John Rice-Abstain*

*Dave Poplawski-Abstain*

*John Lenky-Yes*

*Kies Orr-Abstain*

*Joseph Parodi-Brown-Abstain*

7. Applications: None

8. Applications Received after agenda posted: None

9. Reports of Officers and Staff

a. Planners Report

Updated on progress of the Subdivision Regulations review. Continuing with weekly meetings until completion of second draft scheduled for the end of March, which will be posted for public comment after which an informal hearing will be scheduled so the Commission and the public can ask questions on that topic. Next meeting is Wednesday, March 2, 2022, 7-9 PM via Zoom.

b. ZEO Memo

1. Response to Citizens' comment 1/24/22 PZC meeting  
ZEO stated that the Chairman will respond.
2. Response to Ad in Shopper's Guide

## Planning and Zoning Commission Regular Meeting Minutes February 28, 2022

*p. 6 of 13*

ZEO explained that it is her responsibility to respond to Zoning complaints. She read the Amended Zoning Regulations, Property Owners Rights to House Chickens on their property, Article 4, Section 4, Household Domestic Fowl. Complete Zoning Regulation can be read in the Zoning Office. She welcomed the public to contact her during office hours on Monday, Wednesday, and Thursday between 8:30 am and 3:00 pm or to call for an appointment. The Town Planner also commented that she is full time and can be reached between 8:30 am and 4:30 pm Monday through Thursday and Friday 8:30 am to 2:00 pm.

ZEO also responded to Zoom meetings taking away the rights of the people. These Zoom meetings were conducted due to compliance with an Executive Order that was put into place for the safety of the people and staff during Covid.

Jane Salce questioned the public hearing notification process and Joseph Parodi-Brown said each public hearing has to be noted separately and can be heard at the same meeting. She also asked if a permit was required for the structure that houses the chickens. A permit is required for the structure.

Ray Williams asked for clarification on the number of chickens and Joseph Parodi-Brown responded that in R40 and R80 districts prior to the amended regulations fowl were permitted in R80 and R40. Amended regulations allowed 10 fowl in all districts.

ZEO office hours Monday, Wednesday and Thursday 9-3 and to call and make an appointment because she is often out on-site visits. The Planner's office hours are Monday to Thursday 8:30 to 4:00 and Friday 8:30 to 2:00. If these hours are not convenient, the Planner and ZEO welcome email correspondence.

- c. Town of Thompson Budget Reports January 2022  
John Rice reported that PZC office supplies have been expended for the remainder of the current fiscal year.
- d. Updated PZC Members List

- 10. Correspondence:
  - a. Minutes: Zoning Board of Appeals February 14, 2022
  - b. Town of Dudley Planning Board Public Hearing Notice
  - c. Town of Webster Planning Board Public Hearing Notice
  - d. Town of Webster Planning Board Decision
  - e. Connecticut Federation of Planning and Zoning Agencies Annual Conference Registration and Reservation Form. Meeting is March 24, 2022, at the Aqua Turf Country Club in Plantsville, CT.
  - f. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter
  - g. Town of Douglas Planning Board Public Hearing
  - h. Town of Douglas Planning Board Public Hearing

- 11. Signing of Mylar: None

12. Old Business:

a. By-Laws Amendment

The ZEO distributed updated new copies of By-laws. No action needs to be taken.

b. Land Use Training Guideline

No report

13. New Business:

a. 0 County Rd, Rich Audette, Preliminary discussion of multi housing.

Rich Audette Owner of RTA Builders in Thompson, presented a preliminary drawing with 12 different condos all detached in a beautiful wooded area including a community room, one bedroom condos, on a slab with radiant flooring, gas heating, separate septic systems, a couple will have shared wells, a picnic area, walking trails, 15 acres of open space out of 25 acres on the whole property which will not be given back to the town and will be part of the development.

His plan is to develop a condo association, private driveway entrance into the units will be off of Route 21, with shared driveways into the units. The units will be developed on 10 acres, and 15 acres will be open space with walking trails, picnic area for the enjoyment of the condo community. Therefore, 60% of the parcel will be open space.

The Planning and Zoning staff recommended he present his preliminary plans under the following Zoning Regulations:

**1. Article 4, Zoning Districts, Section 4, General Provisions for all Districts 3. Shared Driveway**

All developments consisting of two or more buildings, or attached units (e.g., townhouses or professional office buildings) shall utilize shared driveways to provide access to their developments in order to limit curb cuts.

**2. Article 4A RRAD – Section 2 Table of Permitted Uses #19**

Any other uses reasonably related to the intended purpose of this district, as determined by the Commission – Special Permit

**3. Article 7 Definitions – Dwelling Condominium**

**Dwelling, Condominium**—A building or group of buildings in which dwelling units, offices or floor area are owned individually. The structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. Condominiums may be arranged as apartments, townhouses or detached dwellings.

Jane Salce asked what the proposed cost for each unit would be and the developer replied \$250,000-\$260,000 plus HOA fee. Ray Williams asked if open space would be given back to the town and developer stated that it is part of the development. John Rice asked if the land had been subdivided before? Rich Audette replied that 5 parcels have been taken off the original parcel throughout the years. No action needs to be taken as this is just a Preliminary Plan for discussion only.

b. Waiver Request 42 Logee Rd, Accessory structure in front of Primary Structure  
Applicant wants to build a 20' x 20' garage in front of his existing primary structure.

Property owner is seeking a Waiver from Article 4 G, Lake District, Section 3 General development Standards, D Frontage and Setback Requirements Accessory Structures to the Primary Structure greater than 200 sq ft.

Use	Frontage	Front	Side	Rear
Primary Structure	50'	10'	10'	10'
<b>Accessory Structures to the Primary Building Greater Than 200 sq. ft. footprint</b>	<b>n/a</b>	<b>1</b>	<b>10'</b>	<b>10'</b>

<sup>1</sup>When the application is for new construction of the primary structure, the setback for an accessory structure shall equal or exceed that of the primary structure. Where there is an existing primary structure that predates the adoption of these Regulations, the Commission may waive the front setback requirement based on the physical characteristics of the site.

Dave Poplawski questioned the placement of the driveway and the setbacks. The ZEO will work on the setbacks after the waiver is approved.

*Ray Williams moved and Dave Poplawski seconded the motion to approve the waiver requested for 42 Logee Road based Article 4 G, Lake District, Section 3 General development Standards, D Frontage and Setback Requirements Accessory Structures to the Primary Structure greater than 200 sq ft. Hearing no further discussion a "Yes" vote will grant the waiver and a "No" vote will reject the waiver*

*Randy Blackmer-yes*

*Alvan Hill-Yes*

*Jane Salce-Yes*

*Ray Williams-Yes*

*Michael Krogul-Yes*

*John Rice-Yes*

*Dave Poplawski-Yes*

*John Lenky-Yes*

*Kies Orr-Yes*

*Joseph Parodi-Brown-Yes*

- c. State Regulation Booklet, Compiled by PZC Member Alvin Hill  
The ZEO and the Commissioners thanked Alvan Hill for the work he did in putting the State Regulation Booklet. The document will be helpful in the ZEO's research.
- d. Freedom of Information Workshop Tuesday, March 22, 2022, from 6pm to 7 pm in person at the Town Hall. Register with the Selectman's office. Commission members attending will count toward their required 4 hours of training.

### 13e Discussion and possible action PA490 Open Space Language for POCD

The Planner read the full text of the language sent to the Commission from the Agricultural Commission into the record. A copy of the proposed language can be obtained in the Director of Planning and Development Office.

Jane Salce asked why fix something that isn't broken? Why are we trying to fix it? Have there been any problems since 1979? Have there been any problems that have come forth to require it to be changed and altered? An administrative oversight on the town's part caused this to go through. She quoted Joan Nichols, the Director of the CT Farm Bureau, who said take it as it is and not change it. Jane Salce's recommendation is to keep it the way it is and not change it as the people of this town have followed it this way since 1979 and as far as she knows there are no issues.



## Planning and Zoning Commission Regular Meeting Minutes February 28, 2022

*p. 9 of 13*

John Rice commented that the reason we are correcting this is that we do not meet the requirements of PA490. The requirements are that it has to be in the POCD, the Plan of Conservation and Development, and it has to include steps by the Planning and Zoning Commission and approval by the Board of Selectmen which has not been done. Anything that has been in Open Space is going to continue to be in Open Space until any corrections are made. His suggestion is let's start by accepting PA490 into the POCD, the Plan of Conservation and Development. The second step is to sit down with the Agricultural Commission, the Assessor and then come up with a final piece of legislation and then bring it to a Public Hearing. John Rice reiterated that the only thing Joan Nichols approved is: land use in all districts are eligible for consideration and the minimum area eligible for classification shall be 3 acres.

Randy Blackmer stated that Joan Nichols recommendation was not to change the 3 acres, just make it legal.

Tyra commented on the language from 1979 is set the minimum area for Open Space for the Town of Thompson at 3 acres. There are no criteria described. The Agricultural Commission submitted a set of bullet points that fulfill that intent that establishes that criteria and Joan Nichols advised very strongly that the first two bullet points that were established,

- Land in all districts in Thompson is eligible for consideration
- The minimum area eligible for classification shall be 3 acres

Joan Nichols has not seen the Agricultural Commission bullet points.

The Town Assessor commented that Joan Nichols said we should keep it the same, however after reading new language, there are some changes. In 1979 it talked about parcels under 25 acres. The new language encompasses every parcel across town regardless of size. The language in 1979 talked about undeveloped land and under the new language, assessors would be required to write up open space for developed land such as a gravel bank as long as there was no permanent structure on the property. A 5-acre paved parking lot would qualify as open space under the new guidelines. Therefore, the assumption that this is written the same as 1979 is not the case.

Ray Williams asked for confirmation that this is the language proposed by the Agricultural Commission

Jane Salce questioned Alvan Hill on his proposal to classify this as passive recreation. Alvan Hill replied that last sentence is too open and by qualifying it as passive recreation takes away any question. For example, a 100-acre gravel bank turned into open space reduces the tax requirement for that gravel bank.

Tyra commented in terms of tabling we are on a timeline if it's going to be made available to new enrollees this year. Anybody in it right now is grandfathered. John Rice cautioned about rushing this through this year and stated that we should get it right before we change it. Ray Williams said the Agricultural Committee recommended that we should have it this way and why should we change it at all. Joseph Parodi-Brown said that he is concerned about gravel pits mentioned by the Assessor as land receiving tax deductions for Open Space. Jane Salce asked if any gravel operation in town is coded as Open Space and the Assessor responded that none have. The Assessor also stated that if this language is passed he would be required to code Open Space for a gravel operation.

Jane Salce asked the Assessor if he goes out to check out a property someone wants to list as Open Space. He replied If there is no structure on the property and there is 3 acres, he would be required to code it as

## Planning and Zoning Commission Regular Meeting Minutes February 28, 2022

*p. 10 of 13*

Open Space. The only thing he would be able to check, in regards to the language, is if there is a building on the property which is the only restriction in this language as it stands.

Tyra asked the Assessor if in the past the Incorrectly administered and adopted PA490 which was not through malicious intent just an oversight, because no criteria was ever described or indicated, the Assessors were using discretion and that discretion allowed them to do things like exclude paved areas, gravel pits, but once language is formally adopted the Assessor's discretion is reduced to that which is described. The Assessor responded that where there was some discretion where the term undeveloped was in the new language that has been removed in place of saying that if there is simply a building on the property that is the only exclusion.

John Rice commented that there is no reason to expedite this tonight and get this done. If the Assessor is going to continue to grandfather everyone who is in the Open Space Program and the Town of Thompson is going to put PA490 in the POCD so now the town can set some criteria. John Rice also said the POCD is a guide with 3 acres. He recommended doing the 1<sup>st</sup> step and look at everybody's comments and put something together. He said that the approved POCD has too much verbiage, in regards to Open Space, and should state that the Town of Thompson is going to adhere to the recommendations of PA490.

Joseph Parodi-Brown stated that it is his understanding that the rule in the Plan of Conservation and Development is for the Town of Thompson to buy into Open Space designation and this is the recommendation of the land to be enrolled.

Tyra recommended that land in the Town for preservation and Open Space within the town's Plan of Conservation and Development, that ends up in the Ordinance should mirror what is in the POCD very closely.

Randy Blackmer commented that anyone enrolled under PA490 now will remain and not be affected. Sign up period is September/October where a person who is going to sign up under this as long as the property has not changed ownership or use. The Assessor said that he would still be taking applications for farm and forest and if there was no language written in he could not accept an application for Open Space. Randy Blackmer stated that the Agricultural Commission recommended that the PZC adopt this into the Plan of Conservation and Development.

John Rice reiterated doing the 1<sup>st</sup> step, getting PA490 into the POCD and then looking at everyone's comments and working on the language later.

Jane Salce asked for clarification that if we accept it now so we are in the program, she wanted to make sure that this is all we are doing and we are not going to change anything now, work on the language down the road, and no one loses their classification. Therefore, we don't have to get this done tonight, but now the people should have their turn to speak.

Tyra reviewed the timeline to get this to town meeting:

1. PZC approves amendment to the POCD
2. Board of Selectmen ratifies the amendment to the POCD and moves it forward for the creation of the Ordinance which has to be written and reviewed and published in time for Town Meeting in May.

An option would be to extend the timeline another month by holding a referendum.

14. Citizens Comments

**Lee Vanderbaan**-Owns property adjacent to 0 County Road, which he purchased from Mr. Perlmuter under the assurance that he would have deeded access to the full 25 acres of conservation property with no other houses being built on it. Mr. Perlmuter has previously come before the Commission with the purpose of building up the 25 acres, and then another time with the same purpose of developing it and the Commission rejected it. He asked if anything has changed and if the Commission proposes to change the property, he asked what the rationale is for doing it. Having a property right to the 25 acres is meaningful to Mr. Vanderbaan because he paid for it. Also Mr. Perlmuter has benefited over the years by a reduced tax base on the land because it was Open Space Conservation Land. The ZEO will continue to look into this matter as the project develops.

**Morris Santerre**, Pompeo Road. Accept PA490 and freeze all new applications until settled.

**Valery Clark** stated that she is not speaking about municipal tax reduction relative to housing and commercial buildings and asked for clarification whether or not the Assessor is going to allow people who are being taxed by PA490 to continue. She stated that over 43 years she has had 2 gravel pits on her property, and they remain Open Space to this day never consuming municipal expenses. She referred to the proposal of recreation only and said it excludes riding horses, bicycle riding and playing golf on the property. She concluded by saying that the Agricultural Commission spent hours working on this speaking with citizens, Ms. Nichols and the Assessor and this is the recommendation that closely models what prior Assessors have put in place and she recommends it.

**Vernon Butler**-asked for clarification from the Assessor asking if everyone currently in the program needs to reapply this year because the program was improperly administered and the assessor replied if the new language is in place, they would have to reapply. If the new language is not in place they would not have to reapply, however if they are currently in the program they are grandfathered.

**Dave Clark**, 105 Alm Road, general idea it was believed that something was in place since 1979 and that's what the citizens believed. They attempted to keep the language simple but still have something that could become an Ordinance. Don't make something complicated that wasn't complicated. In all deliberations consider the effect on the next 7 generations. Don't mess with it. Recreation is recreation.

**Thompson Speedway** concerned about passive recreation and asked how it is defined. The Thompson Golf Course and Speedway have been Open Space land for 6 generations and because of grass and pavement he asked if this should affect his position on Open Space issue.

**Shawn Brissette** commented on Zoom meetings stating they have increased attendance. People care therefore they are going to show up at meetings. He stated that the Commission should put the gun range to rest. He said the Commission did not take away the rights of the people. He also said that it is important to have citizens comments at the end of the meeting.

**Nadine Williams-Edward**, 131 Spicer Road, disagreed that the chicken issue is cleared up. As a town we have a problem with loss of confidence, finger pointing, transparency. She asked what happens if you go beyond 10 chickens, and now that the ability to have fowl in all districts, what restrictions are in place for roosters in certain districts. This language is complex. In the regulations, there are 46,774 words, 3,478 paragraphs, 1,522 sentences and as it is written, 50% of the population in the State of Connecticut find it difficult to understand what it means.

**Richard Birch**, questioned having roosters, and how he was going to incubate his birds. ZEO replied that they are not allowed in two districts, lake district and Common Residential District. They are allowed in all other districts.

**Brenda Romanak** How does a person know which district they are in. What is the vehicle to know what the new districts are?

**Blair Cole** 172 Thompson Hill Road, Thompson, referring to PA490, he asked if everyone would have to reapply and wondered if there is no PA490 program to apply to, what would be the effect on our property tax bills if PA490 is not passed. He was directed to contact the Assessor.

**Sally White**-Concerned about the timeline and if you put forward the language that the Agricultural Commission put forward and if there is an attempt to alter that language it looks highly suspicious and the possibility of it being altered. Everything to this point has worked fine, nobody has been challenged at any level.

15. Possible language on PA490

Assessor-Since 1979 the town has allowed Open Space. I, as the Assessor, have no plan in place to remove Open Space from those who have it when October 1<sup>st</sup> comes along. He will discuss this with the Board of Selectmen. If PA490 is not passed, every property is coded differently, therefore there is no blanket answer. He urged if anyone has any questions to call his office and he will go over their parcel specifically.

Jane Salce moved to take the language, as it is worded, that the Agricultural Commission brought forward and vote on it. Accept the language from the Agricultural Commission as read by the Planner. Ray Williams seconded the motion.

*Discussion on the Motion: Jane Salce stated if it isn't broke, why fix it? Ray Williams said he is in favor of the motion as long as nothing in the language changes. John Rice asked for confirmation that the language the Commission is voting on is the language that the Agricultural Commission brought forward and as read by the Planner.*

*Jane Salce moved to take the language, as it is worded, that the Agricultural Commission brought forward and vote on it. Accept the language from the Agricultural Commission as read by the Planner. Ray Williams seconded the motion. Hearing no further discussion, a "Yes" vote will approve and a "No" vote will not.*

*Randy Blackmer-Yes*

*Alvan Hill-no*

*Jane Salce-Yes*

*Ray Williams-Yes*

*Michael Krogul-Yes*

*John Rice-No*

*Dave Poplawski-Yes*

*John Lenky-Yes*

*Kies Orr-Yes*

*Joseph Parodi-Brown-No*

*Amendment is passed*

16. Review of ZBA Applications-None

17. Commissioners Comments

John Lenky reported that paint ball activity was brought to his attention. He mentioned that the homeowner had applied for a Home Occupancy Permit and over time it evolved into a paint ball business. He had paint ball pictures, dates, equipment clearing the back side of the property to create a paint ball course. They would have 10-20 people on the weekends using the paint ball course. He visited with the neighbors and saw and heard for himself the language, noise, property damage. He was concerned about the effect on the neighboring homes and their protection. The Chairman asked John Lenky to discuss this with the ZEO who reported that the owner cancelled her home occupancy.

Ray Williams stated that he would look into agenda changes for the Commission.

## Planning and Zoning Commission Regular Meeting Minutes February 28, 2022

*p. 13 of 13*

Joseph Parodi-Brown stated that a district map is available on website and in the office of the Assessor. He thanked Mr. Warner for highlighting where the language on the agenda is not as clear as it needs to be. For example, Article 7, Section 2 of the Bylaws, says "a simple majority of the 10 regular members of the Commission shall constitute a quorum. That is and has been interpreted by the Commission that when regular members are absent, alternate members fill in and have full voting rights which is the reason why alternate members exist. Once a quorum of 6 members is reached, either by regular members or a combination of regular members and alternates, the Commission may continue its business.

18. Next Meeting:

- a. PZC Regular Meeting March 28, 2022, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

19. Adjournment

Randy Blackmer moved and Jane Salce seconded the motion to adjourn. Hearing no objection, the meeting adjourned at 10:32 pm.

Respectfully Submitted,  
Gloria Harvey, Recording Secretary