



# TOWN OF THOMPSON

## Planning & Zoning Commission

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Minutes – PZC Subcommittee Meeting-Subdivision Regulations  
Monday, March 7, 2022, 7:00 PM  
ZOOM Meeting

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

Topic: PZC Subdivision Regs Review  
Time: Mar 7, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/89044288086?pwd=MjhqK2x3NjdNWGFHMzdmZXhscFkwZz09>

Meeting ID: 890 4428 8086  
Passcode: 545961  
One tap mobile  
+13017158592,,89044288086#,,,,\*545961# US (Washington DC)  
+13126266799,,89044288086#,,,,\*545961# US (Chicago)  
Meeting ID: 890 4428 8086  
Passcode: 545961  
Find your local number: <https://us02web.zoom.us/u/keleKWb7Jb>

Zoom link:  
[https://us02web.zoom.us/rec/share/-HahwmqGt\\_s8CjZl\\_WQkPHaC-0p9DoSVXWiaFIV53CQc7LeO9FpVXT9mk\\_nJfo\\_3.Ph6Ewj8wagSERHQn?startTime=1646697612000](https://us02web.zoom.us/rec/share/-HahwmqGt_s8CjZl_WQkPHaC-0p9DoSVXWiaFIV53CQc7LeO9FpVXT9mk_nJfo_3.Ph6Ewj8wagSERHQn?startTime=1646697612000)

(Passcode: SA\$AAXX2)

YouTube:  
<https://www.youtube.com/watch?v=4MCk8mj9xyo>

1. Call to Order, Roll Call  

<i>Ray Williams</i>	<i>Alvan Hill</i>	<i>Dave Poplawski</i>
<i>Joseph Parodi-Brown</i>	<i>Jane Salce</i>	<i>Brian Santos</i>
<i>Randy Blackmer</i>		

Absent: Charlene Langlois, Michael Krogul, John Rice, Kies Orr, Robert Werge Sr., John Lenky  
Staff Present: Tyra Penn-Gesek, Planner, Cindy Dunne, ZEO, Gloria Harvey, Recording Secretary  
Ex-Officio Member, Amy St. Onge, First Selectman
2. Discussion of Proposed Revisions to Subdivision Regulations

### P. **Sidewalks**

1. Sidewalks are generally required in any subdivision in the Rural Residential Agricultural District (RRAD),

**Commented [P1]:** Logically, sidewalks should precede street trees (which they do in the V1 Draft)

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2. Thompson Common Village District (TCVD) and Lake District (LD) where streets are proposed for acceptance by the Town, or for any subdivision of **(12? 20?)** or more lots where private roads are proposed. The conditions under which waivers of sidewalks may be permitted in these districts is detailed below in P, 4, b – Waivers
  3. Sidewalks are generally required in any subdivision proposed for the Business Development District (BDD), Common Residential District (CRD), Downtown Mill Rehabilitation District (DMRD) and Thompson Corridor Development District (TCDD). The conditions under which waivers of sidewalks may be permitted in these districts is described below in P, 4, a, Waivers.
  3. The construction standards for sidewalks shall be as described in **Appendix C, Section 2, J** of these Regulations.
  4. **Waivers::**
    - a. In the RRAD, LD or TCVD the Commission may waive the sidewalk installation, in whole or in part, where any one or more of the following conditions applies.
      - i. The right-of way for the subdivision is proposed as a private road or a shared driveway
      - ii. The subdivision is for <(12? 20?) lots
      - iii. The average daily traffic of the existing intersecting streets is <100
      - iv. There are no connecting sidewalks at existing intersecting streets
      - v. Unusual topographic conditions render installation impracticable.
      - vi. Footpaths are incorporated into the plan with connectivity to other trails or pedestrian access.
    - b. In the BDD, CRD, DMRD or TCDD the Commission may waive the sidewalk installation, in whole or in part, where any two or more of the following conditions apply.
      - vii. The right-of way for the subdivision is proposed as a private road or a shared driveway
      - viii. The subdivision is for <(6? 12? 20?) lots
      - ix. The average daily traffic of the existing intersecting streets is <100
      - x. There are no connecting sidewalks at existing intersecting streets
      - xi. Unusual topographic conditions render installation impracticable.
- Footpaths are incorporated into the plan with connectivity to other trails or pedestrian access.

### Q. Street Trees

1. The Commission may require that street trees be planted 40 to 50 feet apart on any side of the street where sidewalks are installed, subject to variations made necessary by driveways, street corners and walks

Trees shall be located within ten (10) feet of the edge of the pavement. Trees shall not obstruct sight lines at exits and intersections when at full growth.

2. Trees to be planted shall be of three (3) inch caliper or larger, shall be planted, protected, and maintained using good horticultural practices, and shall have a minimum height of ten (10) feet at planting. Such trees shall be guaranteed for one season's growth, and shall be replaced by the developer if any should die during this period.
3. Tree plantings shall be tap-rooted species native to the region with a maximum mature height of 25 feet. A list of acceptable tree species is included as Appendix E.
4. Where the trees may interfere with utility poles or overhead wires, the Commission may waive the location of required trees.
5. Existing trees along the proposed street which conform to these requirements may be substituted for new trees at the discretion of the Commission. Where the existing street trees have aged to the point of deteriorating, new street trees shall be planted in-between the existing trees and it may be required to trim the existing trees to

**Commented [P2]:** Does this mean, where no sidewalks are required then no tree planting can be required?

T. Penn: I am not sure there is a logical way to require tree plantings otherwise, but maybe we can talk about that more.

B Santos recommends striking "where sidewalks are required" and "where sidewalks are installed."

A Hill: 10 ft from the pavement...is that the road pvtmt? Must be clear that the trees are not on the private lots.

D Poplawski refers to street tree guidelines for the city of Worcester...appropriate species are mandated. Strike "suggested"

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permit growth of the new trees

### R. Underground Utility Lines

New electric, telephone, television cable, and other utility wires shall be installed underground. Underground utilities shall be installed using conduit. Direct burial of bare or unprotected lines is not permitted. Installation of new utilities shall not occur under existing street pavement.

### S. Street Lighting

1. Street lighting shall be provided in any subdivision where sidewalks are required. Lighting shall be downcast, and located to minimize the risk of vehicular or pedestrian passage. In general, when required, the placement of lighting should be limited to intersections.
2. Lighting standards and luminaires shall conform to the most current utility company standards. Lighting fixtures shall conform to the standards articulated in the Zoning Regulations, unless otherwise approved by the Commission. They shall be so located as to safeguard against glare and avoid adverse effects from illumination upon the use and value of adjacent property. All street lighting shall be downcast in orientation.
3. Street lighting required in new subdivisions shall be solar powered. If solar powered fixtures are unfeasible due to tree cover or other limiting factors, LED light fixtures may be approved by the Commission.

### T. Corner Markings

Property boundaries shall be marked in accordance with “Minimum Standards for Surveys and Maps in the State of Connecticut” by the Connecticut Association of Land Surveyors, Inc. latest edition.

### U. Maintenance

For roads proposed for acceptance by the Town the subdivider shall maintain all improvements and provide for snow removal on streets, as required, until acceptance of said improvements by the Town of Thompson. For private roads or other private rights of way within the subdivision, maintenance following construction shall be the responsibility, in perpetuity, of the owners' association.

3. Adjournment  
**Alvan Hill moved and Brian Santos seconded the motion to adjourn. Hearing no objection, meeting adjourned at 8:50 pm.**

Respectfully Submitted,  
Gloria Harvey,  
Recording Secretary

**Commented [P3]:** Janet recommends replacing this entire section with regulations based on dark skies lighting. Look for material from TLGV.

**Commented [MB4]:** **Comment [P23]:** Needs more discussion. It seems to me that it is more appropriate to say that lighting at intersections is the minimum, but maybe that is different in the outlying districts vs the denser neighborhoods.

A.Hill has a doc – partial street lighting service (Eversource publication).

D Poplawski – public lighting is an expense to the town. How do we differentiate between public vs private roads in subdivisions, vis a vis lighting?

A public commenter mentions that the Quiet Corner is part of a dark sky corridor. Be sure to find the dark sky standards for reference.

B Santos believes the street lighting standards should only apply to the BDD/CRD/DMRD/TCDD.

R. Blackmer believes that every intersection in town does have a street light.

Blackmer finds the wording as presented acceptable. Seems to have consensus

**Commented [MB5]:** What is this and how is it legally created. What happens if a home owners association ceases to exist or fails to provide for maintenance? If the subdivision is in a designated urbanized area and connects to the Town's stormwater system subject to MS4 regulation what happens then to ensure that MS4 requirements are met? Will the Town be required to pick up the slack and perform the maintenance work?

B Santos wonders what the town's role in approving an owners association? Suggests that the answers to Marla's questions would be embodied in any such document. Poplawski concurs.