



# *TOWN of THOMPSON*

## ***PLANNING AND ZONING COMMISSION***

Minutes –Planning and Zoning Commission Regular Meeting

Monday, July 27, 2020 at 7:00 PM

Zoom Meeting

p. 1 of 14

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

Topic: Planning & Zoning Commission

Time: Jul 27, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81437191490?pwd=emNITE5QSHFoVnFick91UEUwMEpIUT09>

Meeting ID: 814 3719 1490

Passcode: 441188

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**Topic: Planning & Zoning Commission**

**Date: Jul 27, 2020 06:47 PM Eastern Time (US and Canada)**

**Share recording with viewers:**

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**[7P33pOQYXuz16CaLErNK7Cea823AY\\_\\_oMyx2qmdSS7k1PTR0tjaopgztT](https://us02web.zoom.us/rec/share/3uU2L-7P33pOQYXuz16CaLErNK7Cea823AY__oMyx2qmdSS7k1PTR0tjaopgztT) Password: ga#0xi2U**

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

Joseph Parodi-Brown

Alvan Hill

Christine Chatelle

Charlene Langlois

Brian Santos

Missy Desrochers

John Rice

David Poplawski

John Lenky

Christopher Nelson left meeting at 9:08

Randy Blackmer

Seating: David Poplawski for Michael Krogul, Brian Santos for Robert Werge Sr., Alvan

Hill for Christopher Nelson who left the meeting at 9:08 pm.

*MUNICIPAL BUILDING*

**815 RIVERSIDE DRIVE · NO. GROSVENORDALE, CONNECTICUT 06255**

**TELEPHONE (860) 923-9475 · FAX (860) 923-9897**

Absent: Michael Krogul, Robert Werge Sr.

Staff Present: Planner Tyra Penn-Gesek; ZEO Cindy Dunne; First Selectman Amy St. Onge, Selectman Ken Beausoleil, Conservation Agent, Carolyn Werge, Recording Secretary Gloria Harvey

Joseph Parodi-Brown moved and Brian Santos seconded the motion to amend the agenda to include under New Business, 12E, Town of Thompson Ordinance 4. A “Yes” vote to amend the agenda. A “No” vote to leave the agenda as is.

Roll Call Vote:

Joseph Parodi-Brown-Yes	Alvan Hill-Yes	Christine Chatelle-Yes
Charlene Langlois-Yes	Brian Santos-Yes	Missy Desrochers-Yes
David Poplawski-Yes	John Lenky-Yes	Randy Blackmer-Yes
Christopher Nelson-Yes		

Joseph Parodi-Brown moved and Brian Santos seconded the motion to amend the agenda to include under Old Business, 11C, Rehabilitation Area. A “Yes” vote to amend the agenda. A “No” vote to leave the agenda as is.

Roll Call:

Joseph Parodi-Brown-Yes	Alvan Hill-Yes	Christine Chatelle-Yes
Charlene Langlois-Yes	Brian Santos-Yes	Missy Desrochers-Yes
David Poplawski-Yes	John Lenky-Yes	Randy Blackmer-Yes
Christopher Nelson-Yes		

2. Public Hearing:

**PZC Application #20-12** – Rolland Zeleny, Owner of Record, Saywatt Hydroelectric, LLC, for property at Old Route 12, Map 67, Block 102, Lot 26 and 27, Zone IND, for construction of two 220 kW(AC) PV Solar Arrays, (one reconfigured from previous approval #19-23). David Held P.E., L.S., Provost & Rovero, 57 East Main Street, Plainfield, CT represented the applicant, Rolland Zeleny who is looking to construct a third Solar Array and one reconfigured from a previous approval along with two waivers: Allow for project location map shown on sheets 1 and 2 at a scale of 1”=1000, and Allow property survey to be shown on a scale of 1”=60’ instead of 1”=40’. He stated property title issues have been resolved, and there is no proposed work within the wetlands and flood plain. He also stated they have received approval from the Wetlands agent, therefore site prep work has started. The area will be enclosed with an 8’ chain link fence. In response to a question from Brian Santos, the ZEO confirmed that the site plan looks good.

John Rice joined the meeting at 7:15 pm.

Randy Blackmer moved and John Lenky seconded the motion to close the Public Hearing for PZC Application #20-12. A “Yes” vote will close the Public Hearing. A “No” vote will keep the Public Hearing open.

Randy Blackmer moved and John Lenky seconded the motion to close the Public Hearing. A “Yes” vote will close the Public Hearing. A “No” vote will keep the Public Hearing open.

Roll Call:

**Joseph Parodi-Brown-Yes   Brian Santos-Yes   Christine Chatelle-Yes**  
**Charlene Langlois-Yes   John Rice-Yes   John Lenky-Yes**  
**David Poplawski-Yes   Randy Blackmer-Yes**  
**Christopher Nelson-Yes   Missy Desrochers-Yes**  
**Public Hearing for PZC Application #20-12 is closed.**

**Continuation of Public Hearing from July 22, 2020** – proposed revision to regulations  
Joint recommendations from Director of Planning & Development and ZEO  
Discussion & possible action on public hearing.

Additional email and letter comments received:

- Building Department Email requesting the PZC to consider extending the Public Hearing for one month.
- Letter from Woodstock Building Associates requested zoning the property in the Woodstock Plaza at 22 Woodstock Avenue Commercial in order to facilitate future expansion.
- Selectmen Ken Beausoleil stated the Board of Selectmen held a Public Hearing on July 23<sup>rd</sup> questioned properties along Route 12 and the Riverside Drive area. He suggested completing Main Street from Riverside Drive to Riverside Drive and expanding the Zoning Map to include the properties such as Rawson Avenue, Vandale Street, Buckley Hill, etc. that were built as a result of the mill so the Town doesn't have to go back to a Public Hearing at a later date to expand the Zoning Map.
- Cathleen Godzick, MD, 157 Spicer Road, Article 5A Section 3, Earth and Gravel Removal, addressed Article 5A Section 7C and would like to see it remain no closer than 8' to the nearest ground water level in terms of gravel mining in order to protect property values for the residential community. Also Article 5A Section 3B Excavation Gravel Removal up to 1500 cubic yards is an excellent idea. She also commented that the fee schedule for gravel mining operations is minimal and feels the town should increase fees for the resources they are releasing.
- Attorney Harry Heller, 736 Norwich New London Turnpike, Uncasville, CT commented that the minimum requirement of 8' above ground water is overly conservative and 5' above ground water does not result in any waste of any earth product material.
- David Hill, P.E, L.S, Provost and Rovero, 57 East Main Street, Plainfield, CT commented that the hydro-geologic studies performed for the Town of Brooklyn, CT were completed by the town's own consultants and showed no adverse effects on ground water. He agreed with Attorney Heller that 5' above ground water will not leave valuable resources in place.
- Carolyn Werge., Town of Thompson Conservation Agent commented on Groundwater Reserves/Stratified Drift Deposits are a potential source of water for the future and therefore should be protected from contamination. Back up suggestions from Ms. Werge are in the Record.

Tyra read the following comments made by the Planner and ZEO into the record:

Final Suggested Revisions – Thompson Zoning Regulations

Article 2, Section 10 Non-Conforming Buildings, Uses and Lots

A.4. Attorney Roberts thought that it was unwise to permit such a generous expansion of nonconforming uses; however, we are sensitive to property owners who may wish to expand. In the DMRD, as-of-right expansion is designated at 5%. I would suggest using that number as the allowable threshold of expansion, to remain consistent throughout the document.

B.7. A legally existing non-conforming use may be changed to a legal conforming use....

Attorney Roberts pointed out that this relates to non-conforming uses, not lots, and therefore should be moved to item A.5. Agree & will make the change. No further action required.

Article 3A, Section 4 Application Requirements

Tyra will make the following edit: “The application shall contain a signed, written statement by the owner of the property or the owner’s agent, giving consent for the Commission and the ZEO to inspect the property. The application shall be accompanied by the required fee, as shown in the Planning and Zoning Fee Schedule (Appendix F). At a minimum, a PDF file...” No further action required.

Article 3C, Section 6 Conditions for Special Permits

A. Attorney Roberts pointed out that the Commission can only require surety for improvements that are to be conveyed to the town, not to “all improvements”. Tyra will edit to read: “all improvements to be conveyed to the town which are required under such a special permit.” No further action required.

Article 3C, Section 7 Public Hearing Requirements for Special Permits

B. Tyra will edit it to read: “Such a notice shall be sent under a certificate of mailing at least 10 days prior to the date of the scheduled public hearing” No further action required.

Article 4, Section 2 Zoning Map

5. Where a district boundary divides a lot under one ownership into a residential and a non-residential district...

Tyra suggested that we identify those properties and put them in whichever district is the most favorable overall for the property owner, minimizing or eliminating the number of such properties. If that requires contacting individual property owners to determine their preference, that can be a task for the office prior to the effective date of the new book & map. **Commission may wish to discuss this.**

Article 4, Section 5 General Provisions for All Districts 2. Interior Lots

Tyra recommend adapting some of the language from the existing regulations: An interior lot shall have an unobstructed right of access to a public road that is at least 50 feet in width. The lot line

from which the right of access leads shall be considered the frontage line of the interior lot. An interior lot shall otherwise conform to all dimensional requirements for the district in which it is located. **Commission may wish to discuss this further.**

### 3. Shared Driveways

Attorney Roberts questioned whether the conditions for shared driveways as described in the TCVD would apply to other districts as well. It seems to me to be logically consistent to take that item out of the handful of individual districts where it appears and move it to become #3 in this section. **Commission should confirm whether they agree with this choice.**

### Article 4A Rural Residential Agricultural District Section 2 Table of Uses

Recommend making #9 Farm Stores/Existing a simple permit use and #12. Multi-Family Dwellings/Existing a site plan review use. **Commission should confirm whether they agree with this choice.**

### Article 4A, Section 4 Agriculture

Tyra recommended adding a new item to this section: Definitions of livestock shall not include animals kept as household pets. A household pet is a companion animal that resides with the owner in the dwelling unit. **Commission should confirm whether they agree with this choice.**

### Article 4B Common Residential District Section 2 Table of Uses

Tyra recommend moving #7 Multi-Family Dwellings/Existing to a site plan review use. **Commission should confirm whether they agree with this choice.**

Recommend adding to CRD the following:

### Article 4B, Section 4 Household Domestic Fowl

The keeping of domestic fowl for household use is permitted in the CRD, with the following limitations:

1. Setbacks shall be as for an Accessory Structure to the primary building greater than 200 feet, regardless of the dimensions of any coop or other structure to house the domestic fowl.
2. No more than 10 domestic fowl of any combination of species or breeds shall be permitted.
3. Roosters are not permitted in this district.

**Commission should discuss and vote on whether or not to accept this into the regulations.**

### 4C Thompson Common Village District Section 2 Table of Uses

Recommend moving #6 Business or Professional Offices/Existing to a simple permit use. **Commission should confirm whether they agree with this choice.**

### 4D Business Development District

Tyra recommended recommend including all of the following in the BDD: 0 Woodstock Road M29/B104/L23a, #12, #19 and #22 Woodstock Road. **Commission should confirm whether they agree with this choice.**

#### Section 2 Table of uses

Recommend the following adjustments to these uses where they are proposed in existing structures: #6 Business or professional offices/simple permit; shared artist or artisan workspace/simple permit. Commission should confirm whether they agree with this choice.

#### Article 4E Thompson Corridor Development District

Tyra recommended extending this district for the length of Route 12 north of the split with 131, for all parcels with frontage on Route 12. I found around Woodstock Road, there are additional commercially zoned parcels in this area that should be brought into the TCDD: 49 Thompson Road (Anya), 65 Thompson Rd and O Ballard Rd M87/B53/L11. Commission should confirm whether they agree with this choice.

#### Section 2 Table of uses

Recommend the following adjustments to these uses where they are proposed in existing structures: #6 Business or professional offices/simple permit; #12 Food & beverage stores/simple permit; #26 multi-family dwellings/site plan review. Commission should confirm whether they agree with this choice.

#### Article 4f Downtown Mill Rehabilitation District

Recommend the following additions, based on the discussion at the BOS Public Hearing to adopt the Rehabilitation Area, which we have proposed to match this District exactly: include all properties that have frontage on Main Street. This would add funeral home, the mixed-use building on the corner, St Joseph's School building and a handful of multi-families to the DMRD and the overlaid Rehabilitation Area. Commission should confirm whether they agree with this choice.

#### Section 2 Table of Uses

Recommend the following adjustments to these uses where they are proposed in existing structures: #6 artist spaces/simple permit; #7 business offices/simple permit; #10 farm stores/simple permit; #14 retail stores/simple permit; #18 multi-family dwellings/site plan review. Commission should confirm whether they agree with this choice.

#### Article 4G Lake District A. Dimensional Requirements 2. Height of Any Building or Structure

Tyra recommended amending this item to read as follows: "The maximum height of any building or structure shall be two stories. For the purposes of these regulations, a walk-out basement shall not be counted as a story" Commission should confirm whether they agree with this choice.

#### Article 5A Section 3 Earth and Gravel Removal B. Exemptions

B.1. Tyra suggested the following revisions:

1. Excavations (not fills) for pools, raised foundations, retaining walls, basements, or other below-grade structures and earthwork associated with approved subdivisions do not require a grading

permit, but are subject to building permits. A grading permit is otherwise required if any of the following criteria apply.

a. Earth movement is greater than 1,500 cubic yards in order to avoid:

i. Deep excavations ii.

Excessive sloping iii.

Excessive fills

b. Grading obstructs or diverts a drainage course

c. Importing or exporting of earth over 1,500 cubic yards.

The Commission should discuss this item to come to consensus on its final form, and vote if necessary.

B.3. Excavation, removal, filling or grading of a total amount up to 1500 cubic yards per year.

This item keeps coming back around. Alvan has worked up some figures to try to arrive at a less randomly determined choice. The Commission should discuss this item to come to consensus on its final form, and vote if necessary.

C. Standards for Earth Removal

9. c. No closer than eight feet to the maximum ground water level...

Janet Blanchette, as a non-affiliated engineer, agrees with the position of the attorneys representing the gravel company, that 5 feet is still a conservative threshold that permits the excavator to extract more saleable material. The counter-argument is that, although that assertion is factually true, there is likely significant public sentiment against making that change, and the PZC is an elected body that represents all town interests. The Commission should discuss this item to come to consensus on its final form, and vote if necessary.

12. A special permit for earth removal shall not become effective until the applicant posts a bond... For clarity, Tyra will add the following: "...in considering the adequacy of the proposed bond. Cash bonds or surety bonds are the types of bond acceptable by the Commission. Such bond shall ensure..." No further action required.

E. Renewals

2. Tyra recommends striking the second sentence and amending the first sentence as follows:

"...accompanied by a letter signed by a licensed surveyor, stating the bottom elevation of the excavation, the approximate amount of material removed, the size of the disturbed area and a certification that the grading is being done in conformance with the approved plan."

Commission should confirm whether they agree with this choice.

Article 5B, Section 3 Erosion and Sediment Control

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D. Compliance

All erosion and sediment control measures indicated on the certified E&S Plan shall be installed and maintained as scheduled. ~~A cash bond or surety bond to guarantee completion of the control measures may be required, in an amount to be determined by the Commission in consultation with the ZEO and/or Wetlands Agent, as appropriate.~~

Attorney Roberts questioned why we chose to strike this item. When I explained that the Commission felt that Erosion measures would not be bonded for separately, but would be incorporated into a larger special permit project, he replied that there could indeed be instances where E&S measures might be the only piece of a permit, and therefore he recommends keeping it. Commission should confirm whether they agree with this choice, or whether they stand by their earlier decision.

Article 5B Section 4 Stormwater Management and Low Impact Development G.4. Groundwater Protection in Stratified Drift Deposit Areas

Carolyn Werge, Thompson Conservation Agent, she will write up what she believes to be appropriate language for a new section.

Article 5B Section 5 Parking Standards

D.5 Tyra recommended adding the following:

6. Entrance and exit driveways for non-residential parking areas with 5 or more spaces shall have a minimum width of 12 feet for one-way use and 24 feet for two-way use. The minimum curb radius shall be 15 feet.

7. Entrance and exit driveways to non-residential parking areas from State roads shall conform to any additional dimensional requirements set forth by ConnDOT, where they may conflict with these regulations.

Commission should confirm whether they agree with this choice

Article 7 Definitions

Abandonment-Attorney Roberts pointed out that the legal standard for abandonment is intent, with the implication that as phrased the definition above is incorrect. Suggest the following adjustment, to make it clear that intent is what matters: The use of a structure or land shall be considered abandoned if the activity or operation ceases, the premises are vacated, machinery, equipment or fixtures are removed, or other action terminating the use is taken to cease or discontinue a use or activity ~~without the intent to resume,~~ with the intent not to resume that activity. No further action required.

Livestock – recommend the following: ...domesticated animals, other than household pets including, ~~without limitations,~~ alpaca, bison, cattle, goats, horses, llamas, poultry, sheep, and swine. Household pets are companion animals that reside with the owners in the dwelling unit. No further action required



#### Appendix F Planning and Zoning Fee Schedule

Excavation Permit cubic yard fee: currently set at 2-cents per cu. yd. which has repeatedly come under fire as being set too low. If the Commission wants to adjust that, now is the time.

Commission should discuss and decide on their preferred yardage fee.

Zoning Permit Application with Site Plan Review by Commission:

Staff is recommending Site plan fee to be \$150.00, need PZC confirmation. Commission should confirm whether they agree with this choice

Last piece of business: Effective Date

Recommend September 1, 2020 to enter any final edits agreed after the hearing is closed.

Commission should confirm whether they agree with this choice

Fee Schedule proposed by Alvan Hill.

I do understand going from 2 cents to 15 cents may be too painful for our commercial partners to bear; thus an increase over six years by two (2) cents or 4-cents in 2020-2021, 6-cents in fiscal year 2021-2022, 8-cents in fiscal year 2022-2023 and so forth until a rate of 14-cents in fiscal year 2023-2024. 15-cents in the fiscal year 2025-2026 where new value for sand and gravel fee would be set forth for fiscal year 2027-2028.

And, lastly if we, the commission agree on a new fee I would ask our Town Planner, Tyra on Article 5A Section 3 Earth and Gravel Removal, maybe in E. Renewals to stipulate that existing E&G permits shall be held to the new fees established. Suggestions are in the record.

**Joseph Parodi-Brown moved and John Lenky seconded the motion to close the Public Hearing. A "Yes" vote will close the Public Hearing. A "No" vote will leave the Public Hearing open.**

**Roll Call Vote:**

**John Lenky-Yes**

**Christine Chatelle-Yes**

**Brian Santos-Yes**

**David Poplawski-Yes**

**Christopher Nelson-Yes**

**Charlene Langlois-Yes**

**Randy Blackmer-Yes**

**Missy Desrochers-Yes**

**John Rice-Yes**

**Joseph-Parodi-Brown-Yes**

**The motion to close the Public Hearing carried.**

3. Discuss Public Hearing and Possible Action:

PZC Application #20-12

John Rice moved and John Lenky seconded the motion to approve PZC Application #20-12.

Discussion: Brian Santos asked if the applicant's waiver requests would be added to PZC Application #20-12; to allow for project location map shown on sheets 1 and 2 at a scale of 1"=1000, and allow property survey to be shown on a scale of 1"=60' instead of 1"=40'.

John Rice moved and John Lenky seconded to amend his motion to approve PZC Application #20-12 to include the waivers to allow for project location map shown on sheets 1 and 2 at a scale of 1"=1000, and allow property survey to be shown on a scale of

1"=60' instead of 1"=40' as requested. A "Yes" vote will approve with waivers. A "No" vote will deny.

**Roll Call Vote:**

**John Lenky-Yes**

**Christine Chatelle-Yes**

**Brian Santos-Yes**

**David Poplawski-Yes**

**Christopher Nelson-Yes**

**John Rice-Yes**

**Randy Blackmer-Yes**

**Missy Desrochers-Yes**

**Charlene Langlois-Yes**

**Joseph-Parodi-Brown-Yes**

**Application PZC#20-12 is approved.**

Discussion: Brian Santos suggested Continuation of Public Hearing from July 22, 2020 - Proposed Zoning Regulations. Joseph Parodi-Brown and the other Commissioners agreed to schedule a Special Meeting dedicated specifically to the discussion and possible action on the Proposed Zoning Regulations.

John Lenky moved and Brian Santos seconded the motion to table the discussion of the Public Hearing of the Proposed Regulations to Tuesday, August 4, 2020 at 6:00 pm. A "Yes" vote to table the discussion to August 4, 2020 at 6:00 pm. A "No" vote to discuss tonight.

**Roll Call Vote:**

**John Lenky-Yes**

**Christine Chatelle-Yes**

**Brian Santos-Yes**

**David Poplawski-Yes**

**Christopher Nelson-Yes**

**John Rice-Yes**

**Randy Blackmer-Yes**

**Missy Desrochers-Yes**

**Charlene Langlois-Yes**

**Joseph-Parodi-Brown-Yes**

**The motion carried.**

4. Approve minutes:

June 16, 2020 PZC Sub-Committee Regulations Review (Available on Website)

Brian Santos moved and Charlene Langlois seconded the motion to accept the Minutes of June 16, 2020 as written. A "Yes" vote will accept the Minutes. A "No" vote will not approve.

Roll Call:

**John Lenky-Yes**

**Christine Chatelle-Abstain**

**Brian Santos-Yes**

**David Poplawski-Yes**

**Christopher Nelson-Abstain**

**John Rice-Abstain**

**Randy Blackmer-Abstain**

**Missy Desrochers-Abstain**

**Charlene Langlois-Yes**

**Joseph-Parodi-Brown-Yes**

June 22, 2020 PZC Regular Meeting

Brian Santos moved and John Lenky seconded the motion to accept the Minutes of June 22, 2020 as written.

Discussion: Amendments: Page 3, 3<sup>rd</sup> paragraph remove after Motion Carried: All actions during the discussion of the Public Hearing on June 11, 2020 are rescinded and change to Approve PZC Application #20-08. Page 9 change season to session.

Brian Santos moved and John Lenky seconded to amend the motion to accept the Minutes of June 22, 2020 with amendments. A "Yes" vote will accept the Minutes. A "No" vote will not approve.

Roll Call:

<b>John Lenky-Yes</b>	<b>Christine Chatelle-Abstain</b>	<b>Brian Santos-Yes</b>
<b>David Poplawski-Yes</b>	<b>Christopher Nelson-Yes</b>	<b>John Rice-Yes</b>
<b>Randy Blackmer-Yes</b>	<b>Missy Desrochers-Yes</b>	
<b>Charlene Langlois-Yes</b>	<b>Joseph-Parodi-Brown-Yes</b>	

Motion carried approved as amended.

June 24, 2020 PZC Sub-Committee Regulations Review (Available on Website)

Brian Santos moved and John Lenky seconded to accept the Minutes of June 24, 2020 Regulations Review as written. A "Yes" vote will accept the Minutes. A "No" vote will not approve.

Roll Call:

<b>John Lenky-Yes</b>	<b>Christine Chatelle-Abstain</b>	<b>Brian Santos-Yes</b>
<b>David Poplawski-Yes</b>	<b>Christopher Nelson-Abstain</b>	<b>John Rice-Yes</b>
<b>Randy Blackmer-Abstain</b>	<b>Missy Desrochers-Yes</b>	
<b>Charlene Langlois-Yes</b>	<b>Joseph-Parodi-Brown-Yes</b>	

Brian Santos moved and John Lenky seconded the motion to accept the Minutes of June 29, 2020 as written. A "Yes" vote will accept the Minutes. A "No" vote will not approve.

Roll Call:

<b>John Lenky-Yes</b>	<b>Christine Chatelle-Yes</b>	<b>Brian Santos-Yes</b>
<b>David Poplawski-Abstain</b>	<b>Christopher Nelson-Abstain</b>	<b>John Rice-Abstain</b>
<b>Randy Blackmer-Abstain</b>	<b>Missy Desrochers-Yes</b>	
<b>Charlene Langlois-Yes</b>	<b>Joseph-Parodi-Brown-Yes</b>	

July 7, 2020 PZC Sub-Committee Regulations Review (Available on Website)

Charlene Langlois moved and Missy Desrochers seconded the motion to accept the Minutes of July 7 2020 as written. A "Yes" vote will accept the Minutes. A "No" vote will not approve.

Roll Call:

<b>John Lenky-Yes</b>	<b>Christine Chatelle-Abstain</b>	<b>Brian Santos-Yes</b>
<b>David Poplawski-Yes</b>	<b>Christopher Nelson-Abstain</b>	<b>John Rice-Abstain</b>
<b>Randy Blackmer-Abstain</b>	<b>Missy Desrochers-Yes</b>	
<b>Charlene Langlois-Yes</b>	<b>Joseph-Parodi-Brown-Yes</b>	

July 14, 2020 PZC Sub-Committee Regulations Review

Charlene Langlois moved and Missy Desrochers seconded the motion to approve the Minutes of July 14, 2020 as is. A "Yes" vote will accept the Minutes. A "No" vote will not approve.

Roll Call:

<b>John Lenky-Yes</b>	<b>Christine Chatelle-Abstain</b>
<b>Brian Santos-Abstain</b>	<b>David Poplawski-Abstain</b>
<b>Christopher Nelson-Abstain</b>	<b>John Rice-Abstain</b>
<b>Randy Blackmer-Abstain</b>	<b>Missy Desrochers-Yes</b>
<b>Charlene Langlois-Yes</b>	<b>Joseph-Parodi-Brown-Yes</b>

5. Applications received:

**PZC #20-15 – Applicant Strategic Commercial Realty, Inc. d/b/a Rawson Materials,** for property at 0 (363) Quaddick Town Farm Rd., owner River Junction Estates, LLC, Map 156, Block 8, Lot 7, Zone RA80, Renewal of gravel mining operation. David Held P.E., L.S., Provost & Rovero, Inc., 57 East Main Street, Plainfield, CT represented the applicant. He stated the southerly portion of the site has been graded, topsoil has been spread, several stockpiles still need to be spread out, and an estimated 1200 cubic yards of material still to be removed from the site. Fuel pad and driveway is in place. Anticipate during the Fall all restoration will be completed. Restoration well underway at this point. The following Groundwater readings were submitted. The Groundwater readings were submitted, July 27, 2020 and placed in the record.

Mr. Nelson left the meeting at 9:08  
Alvan Hill was seated for Mr. Nelson.

**John Rice moved and Missy Desrochers seconded the motion to approve PZC Application #20-15 for the applicant Commercial Realty for a mining permit for another year. A “Yes” vote to approve. A “No” vote to deny.**

Discussion: Brian Santos asked the ZEO for confirmation that all fees were paid and she replied they were. John Rice commented that the property looks better than it ever did and the ZEO stated that it's one of the neatest gravel operations she's seen.

**Roll Call:**

<b>John Lenky-Yes</b>	<b>Alvan Hill-Yes</b>	<b>Brian Santos-Yes</b>
<b>David Poplawski-Yes</b>	<b>Missy Desrochers-Yes</b>	<b>Charlene Langlois-Yes</b>
<b>Randy Blackmer-Yes</b>	<b>John Rice-Yes</b>	<b>Christine Chatelle-Yes</b>
<b>Joseph Parodi-Brown-Yes</b>		

6. Applications received after agenda posted: None

7. Citizens Comments: None

8. Reports of Officers and Staff:

- a. Director of Planning and Development Report  
Set Special Meeting for August 4<sup>th</sup> to Review Proposed Regulations. I will reschedule the first meeting of the POCD scheduled for the same night. Any Commissioner interested in working on it send email to [Planner@thompsonct.org](mailto:Planner@thompsonct.org).
- b. ZEO memo
- c. Town of Thompson Budget Reports June 2020
- d. Planning and Zoning Open Purchase Orders

9. Correspondence:

- a. Minutes: Zoning Board of Appeals – July 13, 2020-Meeting Cancelled
- b. Town of Douglas Planning Board Notice of Public Hearing
- c. Town of Douglas Planning Board Legal Notice of Public Hearing
- d. Connecticut Federation of Planning & Zoning Agencies, Quarterly Newsletter

John Rice asked for clarification on Professional Services in the Budget and Tyra replied that the fee has been paid in full, up front, on a credit card.

10. Signing of Mylar: None

11. Old Business:

a. Brickyard Road Bonding and reclamation

ZEO notified Bryan Hryzan that the PZC approved releasing the Bond to him when the Gravel operation is reclaimed and approved by her. He notified her that he will be happy to start work in August knowing the money is going to him and he will contact her when he starts the reclamation and the ZEO will periodically check on his progress.

b. Cash Bond, PZC Application #20-08-Applicant J & J Construction, LLC, in the amount of \$28,200.00 was posted on June 26, 2020.

c. Rehabilitation Area

Discussion of Resolution Establishing a Rehabilitation Area and Criteria to Determine Eligibility for Deferral of Increased Assessment Attributable to Rehabilitation or New Construction as requested by the Town of Thompson Selectmen.

12. New Business:

a. Discussion of updates to website landing page for P&Z

Tabled to a later meeting

b. Memo-Mason House Country Inn Amenities-Letter from J&D Engineers

c. Mason House Chase Street-proposed use discussion, JoAnne Bates

The ZEO stated that the owners want to put a spa in, open it up to the public, and put in a membership type program. Traffic will be minimal because it's going to be expensive and there is ample parking. Janet Blanchette, Engineer, spoke on the original intention of the proposal. The owner of Mason House started planning what that facility could offer and what amenities they could offer to their customers like a spa for massages, whirlpools, salon area for hairdos for weddings, etc. and decided to share these ideas with the town to see if they are permitted since Zoning is in the process of changing. So they are consulting the town to see what may be required. Tyra suggested adding the wording "and may provide personal services" in the draft regulation Table of Permitted uses in Thompson Historical Preservation Zone.

John Rice said he would like to see more specific uses defined and expressed concern over leaving it open ended. John Lenky suggested getting the whole intent from Janet Bates and the Commission needs more specifics on what they want to do with the property. Joseph Parodi-Brown suggested salon be used by residents staying at the property for their weekend events which doesn't intensify use. Open to public is a more intensive use. Salon and spa tied to stays in the inn is well within the intention of the property. Joseph Parodi-Brown suggested discussing changing the language of the Country Inn at Tuesday night's meeting.

Reverend West asked for clarification regarding parking, the use of Chase Road and related issues since Thompson Church is right on the corner of the Inn. Joseph-Parodi Brown stated the original plans show the parking lot to be adequate enough so there will be no on-street parking. Anya Restaurant will provide additional parking.

d. Complaint discussion-999 Quaddick Town Farm Road

ZEO reported Mr. Bellavance's business at 999 Quaddick Town Farm Road, opens at 7:00 closes 4:30-5 depending on season. Neighbor, Mr. Paul Deary is complaining there is an excessive amount of noise. ZEO asked the Commission if there was a Regulation regarding what time a business can open and close.

John Rice commented that in an R-40 neighborhood the hours are restricted to daytime. He also referred to Article 6 Section 9 which gives noise level standards in a residential area. Joseph Parodi-Brown asked the ZEO to get the expectations of these two parties together and resolve the issue.

e. Town of Thompson Ordinance Article IV Building on Unaccepted Street: O Breaults Landing Lane

Mr. Charles Tweksbury submitted a request for a Building Permit to build a residential dwelling at O Breaults Landing Lane. ZEO did not sign off on the building permit due to the Town of Thompson Zoning Regulation: Article V – Dimension Requirements in District, Section 1 – Minimum Lot Frontage on a Public Street – (lists frontage for different districts) ZEO researched the Town of Thompson Ordinance - Article IV Building on Unaccepted Streets and section b. (1) and (2) gives the Planning Commission the Option of issuing written permission for the building permit. Mr. Tweksbury and his Engineer would like to come to the next Planning and Zoning Commission meeting to discuss his plans for O Breaults Landing Lane. Joseph Parodi-Brown recommended he write a preliminary discussion and the Planning and Zoning Commission will consider it.

13. Commissioners Comments:

Brian Santos notified the Planning and Zoning Commission that Family Sports Rental is advertising they are renting jet skis at Quaddick State Park on Facebook. Amy St Onge, First Selectman, said Quaddick Lake is working to find an answer to this issue. Over 300 people there last weekend with one ranger to handle that crowd.

14. Next Meeting:

- a. Special Meeting, Tuesday, August 4, 2020 6:00 pm Discussion on Proposed Regulations
- b. PZC Regular Meeting August 24, 2020 via Zoom

15. Adjournment:

Randy Blackmer moved to adjourn and Charlene seconded the motion. The motion carried. Meeting adjourned at 10:31 pm.

Respectfully Submitted,  
Gloria Harvey, Recording Secretary