



# TOWN OF THOMPSON

## Planning & Zoning Commission

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Minutes – PZC Regular Meeting

Monday, March 28, at 7:00 PM

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

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Topic: PZC Regular Meeting

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

Join Zoom Meeting

<https://us02web.zoom.us/j/84043762573?pwd=ZnFIK0Z6cHFicnFHc3FEbnhSVTUxUT09>

Meeting ID: 840 4376 2573

One tap mobile

+19292056099,,84043762573#,,,,\*469869# US (New York)

+13017158592,,84043762573#,,,,\*469869# US (Washington DC)

Zoom:

[https://us02web.zoom.us/rec/share/KFuemUn9nJSa9MAS4PObkJxiskZhmKoe6b4MBOT82D4duiypIJf7-i6yZ\\_2cl4Se.FIYzXvmSlfwWJSf2?startTime=1648508410000](https://us02web.zoom.us/rec/share/KFuemUn9nJSa9MAS4PObkJxiskZhmKoe6b4MBOT82D4duiypIJf7-i6yZ_2cl4Se.FIYzXvmSlfwWJSf2?startTime=1648508410000)

(Passcode: [e.3@1jhP](https://us02web.zoom.us/j/84043762573?pwd=ZnFIK0Z6cHFicnFHc3FEbnhSVTUxUT09))

YouTube:

<https://www.youtube.com/watch?v=v704RqVnKfK>

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><i>Jane Salce</i></b>	<b><i>Michael Krogul</i></b>	<b><i>John Rice</i></b>
<b><i>Randy Blackmer</i></b>	<b><i>Ray Williams</i></b>	<b><i>John Lenky</i></b>
<b><i>Dave Poplawski</i></b>	<b><i>Joseph Parodi-Brown</i></b>	<b><i>Alvan Hill</i></b>
<b><i>Kies Orr</i></b>	<b><i>Charlene Langlois</i></b>	<b><i>Brian Santos</i></b>

***Seating: none***  
***Absent: Robert Werge Sr.,***  
***Staff Present: Cindy Dunne, ZEO; Tyra Penn-Gesek, Planner, Gloria Harvey, Recording Secretary***  
***Ex-Officio Member, Amy St. Onge, First Selectman via Zoom***  
***Pledge of Allegiance***
3. Public Hearing-None
4. Discuss Public Hearing and Possible Action-None

5. Citizens Comments

Donna Austin, Thompson Road-commented on policies, procedures regarding gun ranges, Lowell Davis Road, and her ability to speak on Lowell Davis Road.

Bill Warner expressed concern over the Planning and Zoning Commission

Valerie Clark thanked the commission for their vote on Open Space.

6. Approve Minutes:

a. December 27, 2021, Regular Meeting Minutes – Chairman Amend

**Joseph Parodi-Brown moved to amend the Minutes of December 27, 2021 to reflect the seating change from Brian Santos to Dave Poplawski seated for Charlene Langlois. Charlene Langlois seconded the motion. A “Yes” vote will amend the Minutes of December 27, 2021, and a “No” vote will not.**

**Charlene Langlois-Yes**

**John Rice-Yes**

**Randy Blackmer-Yes**

**Dave Poplawski-Yes**

**Alvan Hill-Yes**

**Michael Krogul-Yes**

**Ray Williams-Yes**

**Jane Salce-Yes**

**John Lenky-Yes**

**Joseph Parodi Brown-Yes**

b. January 24, 2022, Regular Meeting Minutes-Chairman and Jane Salce Amend

Jane Salce moved to amend the Minutes of January 24, 2022, Page 7, at 2 hours, 4 minutes and 7 seconds by adding the statement that “citizens do not have a right to speak.” Ray Williams seconded the motion.

Discussion: Discussion took place regarding the placement of the amendment in the Minutes. In order to be accurate, the Commissioners agreed to review the recording of the Minutes and vote at the April 25<sup>th</sup> meeting.

Jane Salce withdrew her motion to include the amendment “citizens do not have the right to speak”.

Jane Salce moved to table the approval of the Minutes and adding amendment to the Minutes of January 24, 2022, 2 hours, 4 minutes and 7 seconds until the April 25<sup>th</sup> meeting. Mike Krogul seconded the motion. A “Yes” vote will table the amendment and a “No” vote will not.

**Charlene Langlois-Yes**

**John Rice-Yes**

**Randy Blackmer-Yes**

**Dave Poplawski-Yes**

**Alvan Hill-Yes**

**Michael Krogul-Yes**

**Ray Williams-Yes**

**Jane Salce-Yes**

**John Lenky-Yes**

**Joseph Parodi Brown-Yes**

c. February 28, 2022, Regular Meeting Minutes

**Ray Williams moved and Jane Salce seconded the motion to amend the Minutes with the strike out of the wording “the developer stated that it is part of the development” on Page 7.**

**Randy Blackmer-Yes**

**John Lenky-Yes**

**Jane Salce-Yes**

**Ray Williams-Yes**

**Michael Krogul-Yes**

**Alvan Hill-Yes**

**Dave Poplawski-Yes**

**John Rice-Yes**

**Charlene Langlois-Abstain**

**Joseph Parodi-Brown-Yes**

**Joseph Parodi-Brown moved and Ray Williams seconded the motion to approve the Minutes of February 28, 2022 as amended. A “Yes” vote will approve the Minutes of February 28, 2022 as amended and a “No” vote will take other action.**

**Randy Blackmer-Yes**

**John Lenky-Yes**

**Jane Salce-Yes**

**Ray Williams-Yes**

**Michael Krogul-Yes**

**Alvan Hill-Yes**

**Dave Poplawski-Yes**

**John Rice-Yes**

**Charlene Langlois-Abstain**

**Joseph Parodi-Brown-Yes**

d. February 17, 2022, Special Meeting Minutes-See Web

**Joseph Parodi-Brown moved and Jane Salce seconded the motion to approve the Minutes of February 17, 2022. A “Yes” vote will approve the Minutes of February 17, 2022 and a “No” vote will not.**

**Randy Blackmer-Abstain**

**John Lenky-Abstain**

**Jane Salce-Yes**

**Ray Williams-Yes**

**Michael Krogul-Abstain**

**Alvan Hill-Yes**

**Dave Poplawski-Abstain**

**John Rice-Abstain**

**Charlene Langlois-Abstain**

**Joseph Parodi-Brown-Yes**

**Joesph Parodi-Brown moved tabling Items d, e, f, g under Section 6 until April 25, 2022 Regular Meeting. John Rice seconded the motion. A “yes” vote will table Items d, e, f, g under Section 6 until the April 25, 2022 meeting and a “No” vote will take other action.**

**Charlene Langlois-Yes**

**John Rice-Yes**

**Dave Poplawski-Yes**

**Alvan Hill-Yes**

**Michael Krogul-Yes**

**Ray Williams-Yes**

**Jane Salce-Yes**

**John Lenky-Yes**

**Randy Blackmer-Yes**

**Joseph Parodi-Brown-Yes**

e. March 2, 2022, Special Meeting Minutes-See Web

f. March 7, 2022, Special Meeting Minutes-See Web

g. March 24, 2022, Special Meeting Minutes-See Web

## 7. Applications

**PZC #22-07** – Applicant Jessica Deary, property owner Shawn Deary, 377 Brandy Hill Rd, Map 141 Block 17, Lot 49, Zone LD (Lake District) request for a Seasonal Country Inn/Bed and Breakfast.

PZC Application #22-07 is for acceptance for a Public Hearing on April 25, 2022.

**Dave Poplawski moved and Randy Blackmer seconded the motion to accept PZC Application #22-07 for a Public Hearing on April 25, 2022. A “Yes” vote will accept PZC Application #22-07 and a “No” vote will not.**

**Randy Blackmer-Yes**

**John Lenky-Yes**

**Jane Salce-Yes**

**Ray Williams-Yes**

**Michael Krogul-Yes**

**Alvan Hill-Yes**

**Dave Poplawski-Yes**

**John Rice-Yes**

**Charlene Langlois-Yes**

**Joseph Parodi-Brown-Yes**

**PZC #22-08** - Applicant Strategic-Commercial Realty, Inc. dba Rawson Materials Applicant, property owners Lynn Rawson Landry & Cheryl Jane Foshay 0 Quaddick Town Farm Rd, Map 145, Block 14, Lot 14, Zone R-40 gravel operation renewal permit.

Renewal Approval, excavation still in progress. ZEO presented a slide presentation of property for PZC Application #22-08 is for a gravel operation renewal permit. Excavation will continue for one more year. Discussion followed regarding the ponds, grass area, gravel operation, planned future sports field, and the process in reclaiming the land once excavation is complete.

**Ray Williams moved and John Rice seconded the motion to approve PZC Application #22-08 for a gravel operation renewal permit. A "Yes" vote will approve PZC Application #22-08 and a "No" vote will not.**

**Charlene Langlois-Yes**

**John Rice-Yes**

**Randy Blackmer-Yes**

**Dave Poplawski-Yes**

**Alvan Hill-Yes**

**Michael Krogul-Yes**

**Ray Williams-Yes**

**Jane Salce-Yes**

**John Lenky-Yes**

**Joseph Parodi Brown-Yes**

**PZC #22-09** – Applicant Joshua Parent, property owner Christopher Kelley of 690 A Riverside Drive, Map 63, Block 94A, Lot 2, Zone DMRD (Downtown Mill Rehabilitation District, request for home occupation for home office and Offsite Motor Repair.

Applicant is looking for a Home Occupancy permit to do home office work and offsite auto repair. He will be sub-contracting to Motor Vehicle Repair Businesses and performing work for individual vehicle owners when called for assistance. ZEO requested applicant contact the Motor Vehicle License Department and request information concerning working as a mobile vehicle repair business. He was not successful and talking to anyone concerning this issue.

Below are the Regulations for Home Occupancy:

[\*\*Article 5A, Section 1 Development Standards for Home Occupations and Neighborhood Limited Enterprises\*\*](#)

**A. Home Occupations**

1. The purpose of these regulations is to provide economic opportunities in all districts by permitting the operation of small businesses which are capable of co-existing with residential uses, without undue adverse effects on the quality of life, environment, aesthetics and property values of the District.
2. A Home Occupation Application shall be filed with and approved by the ZEO. **Activities which the ZEO determines to be questionable under the standards of a home occupation may be presented to the Commission, upon recommendation of the ZEO, for approval.**

ZEO advised acceptance of this application. Joshua Parent explained the procedure he would follow with the acceptance of this application. He confirmed that all work will be done offsite. No advertising of his business will be displayed on the sides of his repair vehicle. Regarding oil disposal, the applicant confirmed that he was not going to take any used oil, the customer will dispose of any oil. He further stated that he was just going to supply the labor and the customer will supply the parts. Also, he said he has liability insurance.

**John Rice moved and Jane Salce seconded the motion to approve request for home occupation application PZC #22-09 for home occupation office and Offsite Motor Repair.**

Discussion: Brian Santos suggested writing up specific services that the applicant will provide, a description for future events documented such as no oil will be disposed by applicant, parts are supplied by customer, no advertising on his vehicle, no cars coming to his house, supply labor only and no parts. No license from the Motor Vehicle Department is required for a Mobile Mechanic. He only requires DBA (Doing Business As).

**John Rice amended his motion to approve request for home occupation application PZC #22-09 for home occupation office and Offsite Motor Repair to include the description of activities the applicant will provide. Jane Salce seconded the amended motion. A “Yes” vote will approve PZC Application #22-09 and a “No” vote will not.**

**Charlene Langlois-Yes  
Dave Poplawski-Yes  
Ray Williams-Yes  
Joseph Parodi Brown-Yes**

**John Rice-Yes  
Alvan Hill-Yes  
Jane Salce-Yes**

**Randy Blackmer-Yes  
Michael Krogul-Abstain  
John Lenky-Yes**

Randy Blackmer stated full disclosure that Joshua Parent rents the apartment he lives in from his grandson.

8. Applications Received after agenda posted

**PZC #22-11** Applicant Webster Lake Realty LLC, Sanat Patel, owner of 1394 Thompson Rd, Map 114, Block 27, Lot 24, Zone BDD, building addition: First Floor Retail Store, second floor Business Professional Offices.

**Zoning Regulations.**

**Article 4D Business Development District (BDD)**

**Article 4D, Section 2 Table of Permitted Uses**

14. Food and Beverage Stores for the Sale of Groceries, Fresh and Packaged Foods. Includes Farm Stores. Does Not include Liquor stores. **Construction Type**, New, **Zoning Permit with Site Plan Review by the Commission.**

ZEO reported that PZC Application #22-11 came into her office on Friday, May 25, 2022. She did not have time to review application for this meeting, but it can be accepted for a Permit with Site Plan Review by the Commission at the April 25, 2022 meeting.

9. Reports of Officers and Staff

a. Planners Report

Continuation of Subdivision Regulations update is going well. The Commissioners are through Article 4 Section 5 Erosion and Sediment Control and Thursday, March 31 2022 the Commissioners will discuss with Open Space Requirements for Subdivisions and Conservation Sub Divisions. Once the updates are completed,

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the draft will be released, it will be available for public comment which will be compiled with other comments received into a discussion guide, then it will be brought to the full commission at a regular meeting for discussion, and then the Public Hearing process and hopefully be adopted by the end of the fiscal year.

- b. ZEO Memo
- c. Town of Thompson Budget Reports February 2022  
John Rice reported that 63.8% of the budget has been expended.
- d. Updated PZC Members List-Correct Alvan Hill's Phone Number

### 10. Correspondence:

- a. Minutes: Zoning Board of Appeals March 14, 2022 – Meeting Cancelled
- b. Town of Webster Planning Board Decision
- c. Town of Douglas Planning Board Public Hearing
- d. T-Mobile Addition to One Generator and a 4' x 10' Concrete Pad  
John Rice asked if the fuel container was one unit and ZEO confirmed that it is one unit.

### 11. Signing of Mylar: None

### 12. Old Business:

- a. Land Use Training Seminar-ZEO distributed a spreadsheet listing Commissioners names and seminars. She requested Commissioners to indicate if they attended the seminar and hour(s) of attendance at the seminar.

### 13. New Business:

- a. 4 Watson Road-Non-Conforming Use  
Property owner requested discussion of use in the district. This property was formerly Business and is not in RRAD Zone and is looking for input for use under the Town of Thompson Zoning Regulations.

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

4.A non-conforming use may be continued, changed to a conforming use or changed to another non-conforming use that is more conforming. A non-conforming use may be extended and/or expanded, provided that such extension or expansion shall not exceed 25% of the total existing footprint of the non-conforming use and shall not exceed 25% of the remaining lot.

ZEO commented the building was formally a commercial building which is for sale and the Applicants are exploring options to buy it and use it as an office and storage space and put storage units behind this building. She mentioned three issues:

- ZEO questioned abutters about the type of building that would go on the site. The response was it is a quiet business and would be suitable for that non-conforming lot.
- The previous owner had a lot of equipment parked in the area they want to do business in
- Property had oil tanks removed before the State Statute said that testing needed to be done before removal.

The ZEO is requesting soil testing and will not sign off until she has the results.

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Michelle Thompson, 42 Mason Road, Dudley, stated that they want to put up approximately 65 metal self-storage units built on a slab on the property and turn the existing building into an office space and storage. She believed that as a non-conforming lot, a less intensive use might be allowed. Plan to improve the looks of the building, however no fencing would be installed around the entire property. Concerns were raised about extra traffic in the area of the building, safety, soil quality, congestion. The driveway cannot be placed to the right of the building, because of the property line. Applicant will upgrade the entrance to the site. There are no wetlands on the site. Applicant stated that self-storage units would be less intrusive to the neighborhood. They are waiting for the location of the septic tank and the well. There are many other steps they will need to take before going forward with this project

Commissioners like the concept and welcome new business in Thompson. Brian Santos stated that non-conforming was written into the Regulations for opportunities such as this. Jane Salce stated that any upgrade to this site will be better than what exists now.

### 14. Citizens Comments

Bill Warner commented on comments made at the January meeting are under Item 11, Old Business, updating the Bylaws.

Concerned citizen, no name given, questioned signing in if he wanted to speak.

Wayne O'Brien, 108 Fabyan Road, questioned if deer hunting was permitted on his land.

Brenda Romanak recommended testing at 40 Watson Road be done by property owner.

Tom Angelo, 640 Fabyan Road, commented on the nasty soil condition at 40 Watson Road which had 2 inground tanks and 5-6 air born. He said that he hates to see a new business spend a lot of money on this money pit.

### 15. Review of ZBA Applications-No 3/14/2022 Meeting

### 16. Commissioners Comments

Jane Salce commented on the new agenda format with 2 citizens comments. She suggested the potential buyers for 40 Watson Road do due diligence on property before spending the money

John Lenky recommended the potential buyers of 40 Watson Road stay above ground because oil could be a problem. He would like to see this project go through.

Ray Williams commented that the owners of 40 Watson Road pay to have the soil checked. Potential buyers appreciated that suggestion and will proceed with caution

Randy Blackmer responded to Wayne O'Brien's question on deer hunting on his property stating that you can hunt on your property as long as it's not a commercial business.

Joseph Parodi-Brown addressed Bill Warner's concern about votes and stated that the votes were all legal in that any member who is seated whether they are a regular member or an alternate member

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has the full voting privilege of regular commissioners. The language in the bylaws is standardized to the number of votes required for certain votes. When it says a majority of the 10 regular members, not to be construed as a majority of the 13 regular plus alternate members so the votes Mr. Warner referred to on August 4, September 15, May 24 were all legal votes according to our bylaws. Randy Blackmer added that when the Chairman seats an Alternate member they have the same voting rights as a regular member.

17. Next Meeting:

- a. PZC Subcommittee Meeting, March 31, 2022, at 7:00 pm via Zoom
- b. PZC Regular Meeting April 25, 2022, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

18. Adjournment

**John Lenky moved and Randy Blackmer seconded the motion to adjourn. By unanimous consent, the meeting adjourned at 8:32 pm.**

Respectfully Submitted,  
Gloria Harvey, Recording Secretary