



# TOWN OF THOMPSON

## Planning & Zoning Commission

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Minutes – PZC Regular Meeting

Monday, April 25, at 7:00 PM

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

*p. 1 of 11*

Topic: PZC Regular Meeting

Time: Apr 25, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82387385006?pwd=NSTuS2tzQXc3VHVEbk5JRmxMQWNQZz09>

Meeting ID: 823 8738 5006

Passcode: 690519

One tap mobile

+13126266799,,82387385006#,,,,\*690519# US (Chicago)

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Zoom Recording:

[https://us02web.zoom.us/rec/share/IC1vTjAtDEazq8ty2iL\\_aMK-HSogJzDudvpBP6AcwnxVRPP3YCebyjwM2BGFXjQLafuiigblMExJ\\_zM2?startTime=1650927616000](https://us02web.zoom.us/rec/share/IC1vTjAtDEazq8ty2iL_aMK-HSogJzDudvpBP6AcwnxVRPP3YCebyjwM2BGFXjQLafuiigblMExJ_zM2?startTime=1650927616000)

Passcode: 9\$7JhJFq

YouTube:

<https://www.youtube.com/watch?v=fOHWF5olvGQ>

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

***Jane Salce***

***Michael Krogul***

***John Rice***

***Randy Blackmer***

***Ray Williams***

***Brian Santos***

***Dave Poplawski***

***Joseph Parodi-Brown***

***Alvan Hill***

***Charlene Langlois***

***Kies Orr***

***Seating: none Brian Santos seated for John Lenky***

***Absent: Robert Werge Sr., John Lenky***

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

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

***Pledge of Allegiance***

3. **Public Hearing**

**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.

Applicant applied in compliance with the Lake District regulations for an Air B&B

Zoning Regulation

**Article 4G, Lake Districts, Section 2, Table of Permitted Uses, #6, Country Inns. Bed and Breakfast, Special Permit, (requires a Public Hearing)**

**Article 7, Definitions, Country Inn** -A building, originally designed as a residence, that is converted to use as overnight accommodations for transients in exchange for compensation. A country Inn may or may not be owner-occupied, but it may not be a part of a hospitality group or franchise. A country inn may include an area for food and beverage service, may provide meals other than breakfast, may provide personal services and may be open to the general public.

**Article 3C, Section 7-B, C-1-5. Public Hearing Requirements for Special Permits**

B All applicants or their agents requiring a public hearing under the provision of these regulations shall be responsible for notifying owners of property within 200 feet of the subject property. With the submission of any such application to the Commission, the applicant shall provide a copy of the notice from the applicant to the surrounding property owners. Such notice shall be sent under a certificate of mailing at least 10 days prior to the date of the scheduled public hearing.

C. Any property that is the subject of a public hearing shall post a sign on the premises that meets the following criteria:

1. The sign must be a minimum of 24" high and 36" wide, with a white background and black lettering at least 2" in height.
2. The sign must be securely affixed into or onto the ground, double-sided, clearly visible from the road and set back no more than 10 feet from the edge of the pavement.
3. The following information must appear on both sides of the sign:
  - Property address
  - Nature of the requested use
  - Date of Public Hearing
  - Time of Public Hearing
  - Location of Public Hearing

ZEO reported that the applicant requested a postponement on PZC Application #22-07 until the May 23, 2022, PZC Regular Meeting.

Discussion: Commissioners debated whether to deny PZC Application #22-07 because of automatic approval if PZC is dis-banned or grant the request for a postponement until the next PZC Regular Meeting on May 23, 2022. A comment was also made there is no one on the state level to enforce zoning regulations in Thompson, only Thompson can.

***John Rice moved, and Alvan Hill seconded the motion to deny PZC Application #22-07 based on an incomplete application. Hearing no further discussion, a "Yes" vote will deny PZC Application #22-07 and a "No" vote will not deny.***

***Michael Krogul-Yes***

***Dave Poplawski-No***

***Jane Salce-No***

***Ray Williams-No***

***Brian Santos-Recused Himself from the vote***

***John Rice-Yes***

***Alvan Hill-Yes***

***Charlene Langlois-No***

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

***Randy Blackmer-Yes***

***PZC Application #22-07 denied due to an incomplete action.***

4. Discuss Public Hearing and Possible Action

5. Citizens Comments

George O'Neil, 122 Fabyan Road, commented on Planning and Zoning procedures including government overreach and recommendations.

Valerie Clark, 105 Alm Road, commented on restoring the wording in the Open Space Plan, revising the language to 2 months ago and implementing it.

## Planning and Zoning Regular Meeting Minutes April 25, 2022

*p. 3 of 11*

Dave Clark, 105 Alm Road, commented on the Open Space program wording sent by the Agricultural Commission and urged the Commission to pass the Open Space program as originally worded.

Donna Austin, 105 Thompson Road, commented on Open Space procedure and requested that the original language be restored.

Blair Cole, commented on leaving the Open Space program remaining as it was in 1979.

Shawn Deary, 377 Brandy Hill Road commented on denied PZC Application #22-07.

Wayne O'Brien 108 Fabyan Road, commented on commercial property in open space.

Sally White, 308 East Thompson Road, commented on PZC membership and encouraged open discussion.

Brenda Romanek, Pasay Road, commented on PZC staff, duration of citizenship, and communication.

### 6. Approve Minutes:

#### a. January 24, 2022, Regular Meeting Minutes-Jane Salce Amend

**Jane Salce moved, and Mike Korgul seconded the motion to Table the Minutes of January 24, 2022.**

Following discussion, where First Selectman, Amy St. Onge stated that the comment, "***citizens do not have the right to speak***" was at 1 hr. 52 Minutes where Mr. Rice quoted the Town Attorney. **Jane Salce withdrew her motion to table the Minutes of January 24, 2022.**

**Jane Salce moved, and Ray Williams seconded the motion to approve the Minutes of January 24, 2022, with the amendment that at 1 hour 52 minutes Mr. Rice quoted the Town Attorney stating, "*citizens do not have the right to be heard at a Public Meeting.*"**

Discussion followed: Clarification was made; citizens have the right to speak at a Public Hearing, and under Citizens Comments on the agenda.

***Hearing no further discussion, A "Yes" vote approves the Minutes of January 24, 2022, as amended and a "No" vote does not.***

***Mike Krogul-Yes***

***Jane Salce-Yes***

***Ray Williams-Yes***

***Brian Santos-Abstain***

***John Rice-Yes***

***Charlene Langlois-Yes***

***Alvan Hill-Yes***

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

***Randy Blackmer-Yes***

***Minutes of January 24, 2022 are approved.***

#### b. February 17, 2022, Special Meeting Minutes-See Web

***Brian Santos moved, and Randy Blackmer seconded the motion to approve the Special Meeting Minutes of February 17, 2022. Hearing no discussion, a "Yes" vote will approve the Minutes and a "No" vote will deny.***

***Randy Blackmer-Yes***

***Charlene Langlois-Abstain***

***Alvan Hill-Yes***

***Brian Santos-Yes***

***Ray Williams-Yes***

***Jane Salce-Yes***

***John Rice-Abstain***

***Dave Poplawski-Abstain***

***Mike Krogul-Abstain***

***Joseph Parodi-Brown-Abstain***

***Special Meeting Minutes of February 17, 2022 are approved.***

#### c. February 23, 2022, Special Meeting Minutes-See Web

***Jane Salce moved, and Joseph Parodi-Brown seconded the motion to approve the Minutes of February 23, 2022. Hearing no discussion, a "Yes" vote will approve the Minutes and a "No" vote will deny.***

<b><i>Mike Krogul-Abstain</i></b>	<b><i>Dave Poplawski-Yes</i></b>	<b><i>Jane Salce-Yes</i></b>
<b><i>Ray Williams-Yes</i></b>	<b><i>Brian Santos-Abstain</i></b>	<b><i>John Rice-Abstain</i></b>
<b><i>Charlene Langlois-Abstain</i></b>	<b><i>Randy Blackmer-Abstain</i></b>	<b><i>Alvan Hill-Yes</i></b>
<b><i>Joseph Parodi-Brown-Yes</i></b>		

***Special Meeting Minutes of February 23, 2022 are approved.***

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

***Brian Santos moved, and Jane Salce seconded the motion to accept the Minutes of March 2, 2022. Hearing no discussion, a "Yes" vote will accept the Minutes and a "No" vote will not.***

<b><i>Randy Blackmer-Abstain</i></b>	<b><i>Charlene Langlois-Abstain</i></b>	<b><i>John Rice-Abstain</i></b>
<b><i>Brian Santos-Yes</i></b>	<b><i>Ray Williams-Yes</i></b>	<b><i>Jane Salce-Yes</i></b>
<b><i>Mike Krogul-Abstain</i></b>	<b><i>Dave Poplawski-Yes</i></b>	<b><i>Alvan Hill-Yes</i></b>
<b><i>Joseph Parodi-Brown-Yes</i></b>		

***Special Meeting Minutes of March 2, 2022 are approved.***

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

***Jane Salce moved, and Ray Williams seconded the motion to approve the Special Meeting Minutes of March 7, 2022. Hearing no discussion, a "Yes" vote will approve and a "No" vote will deny.***

<b><i>Mike Krogul-Abstain</i></b>	<b><i>Dave Poplawski-Yes</i></b>	<b><i>Jane Salce-Yes</i></b>
<b><i>Ray Williams-Yes</i></b>	<b><i>Brian Santos-Yes</i></b>	<b><i>John Rice-Abstain</i></b>
<b><i>Charlene Langlois-Abstain</i></b>	<b><i>Randy Blackmer-Yes</i></b>	<b><i>Alvan Hill-Yes</i></b>
<b><i>Joseph Parodi-Brown-Yes</i></b>		

***Special Meeting Minutes of March 7, 2022 are approved***

- f. March 17, 2022, Special Meeting Minutes-See Web

***Jane Salce mover, and Brian Santos seconded the motion to approve the Special Meeting Minutes of March 17, 2022. Hearing no discussion, a "Yes" vote will approve and a "No" vote will deny.***

<b><i>Randy Blackmer-Abstain</i></b>	<b><i>Charlene Langlois-Abstain</i></b>	<b><i>John Rice-Abstain</i></b>
<b><i>Brian Santos-Yes</i></b>	<b><i>Ray Williams-Yes</i></b>	<b><i>Jane Salce-Yes</i></b>
<b><i>Dave Poplawski-Abstain</i></b>	<b><i>Mike Krogul-Abstain</i></b>	<b><i>Alvan Hill-Yes</i></b>
<b><i>Joseph Parodi-Brown-Abstain</i></b>		

***Special Meeting Minutes of March 17, 2022 are approved.***

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

***Jane Salce moved, and Joseph Parodi-Brown seconded the motion to approve the Special Meeting Minutes of March 24, 2022. Hearing no discussion, a "Yes" vote will approve the Special Meeting Minutes of March 24, 2022, and a "No" vote will deny.***

<b><i>Mike Krogul-Abstain</i></b>	<b><i>Dave Poplawski-Abstain</i></b>	<b><i>Jane Salce-Yes</i></b>
<b><i>Ray Williams-Yes</i></b>	<b><i>Brian Santos-Abstain</i></b>	<b><i>John Rice-Abstain</i></b>
<b><i>Charlene Langlois-Abstain</i></b>	<b><i>Randy Blackmer-Abstain</i></b>	<b><i>Alvan Hill-Yes</i></b>
<b><i>Joseph Parodi-Brown-Yes</i></b>		

***Special Meeting Minutes of March 24, 2022 are approved.***

- h. March 28, 2022, Regular Meeting Minutes

*Jane Salce stated that she would like to amend the Minutes as follows: Wayne O'Brien, 108 Fabyan Road, under Citizens Comments, change hunting deer on his land to dressing deer on his land.*

*Jane Salce moved, and Michael Krogul seconded the motion to approve the Minutes of March 28, 2022, with the amendment to change Citizens Comments, under Wayne O'Brien, from hunting deer on his land to dressing deer on his land. Hearing no further discussion, a "Yes" vote will approve the Minutes of March 28, 2022, and a "No" vote will deny.*

*Randy Blackmer-Yes*

*Charlene Langlois-Yes*

*John Rice-Yes*

*Brian Santos-Abstain*

*Ray Williams-Yes*

*Jane Salce-Yes*

*Dave Poplawski-Yes*

*Michael Krogul-Yes*

*Alvan Hill-Yes*

*Joseph Parodi-Brown-Yes*

*The Minutes of March 28, 2022 are approved.*

i. *March 31, 2022, Special Meeting Minutes-See Web*

*Jane Salce moved and Brian Santos seconded the motion to accept the Special Meeting Minutes of March 31, 2022. Hearing no discussion, a "Yes" vote will approve, and a "No" vote will deny.*

*Randy Blackmer-Abstain*

*Charlene Langlois-Abstain*

*John Rice-Abstain*

*Brian Santos-Yes*

*Ray Williams-Yes*

*Jane Salce-Yes*

*Dave Poplawski-Yes*

*Alvan Hill-Yes*

*Michael Krogul-Abstain*

*Joseph Parodi-Brown-Abstain*

*Special Meeting Minutes of March 31, 2022 are approved.*

j. *April 6, 2022, Special Meeting Minutes-See Web*

*Jane Salce moved, and Ray Williams seconded the motion to approve the Special Meeting Minutes of April 6, 2022. Hearing no discussion, a "Yes" vote will approve the Special Meeting Minutes of April 6, 2022 and a "No" vote will deny.*

*Michael Krogul-Abstain*

*Jane Salce-Yes*

*Ray Williams-Yes*

*Brian Santos-Yes*

*John Rice-Yes*

*Charlene Langlois-Abstain*

*Randy Blackmer-Yes*

*Alvan Hill-Yes*

*Dave Poplawski-Yes*

*Joseph Parodi-Brown-Abstain*

*Special Meeting Minutes of April 6, 2022 are approved.*

7. Applications

**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.

Application is complete. Applicant complies with the Zoning Regulations requirements, **Article 4D. Business Development District, Section 2 Table of Permitted Uses, #14, New Addition, Zoning Permit with Site Plan Review by Commission, and Zoning Regulation Article 3 Applications and Permits, Section 4 Application Requirements, A. Zoning Permit, Simple, B. Zoning Permit with Site Plan Review by Commission.**

- No Wetlands,
- Not in flood zone
- Not in Aquifer Protection Area
- NDDH Approval

Janet Blanchette, Civil Engineer, J & D Civil Engineers, represented the applicant, Sanat Patel (his daughter was also present) and gave a brief presentation including the following points.

- Location of property-Route 193 on the Massachusetts/Connecticut line
- Residential and passive commercial store and residential

- Zone is Business Development District
- Use is Business, Residential and Passive Commercial Store
- Uses proposed conforms to Zoning Regulations with a Site Plan approval by the Commission
- Proposed commercial building addition will be adjacent to the current store (3400 square feet) and the addition will add 5400 square feet. Reason for expansion is because business is doing very well.
- The single-family house sitting behind the store will be demolished
- Ample parking spaces in front and behind the building totaling 27
- Lower floor is accessible from the front of the building and the second floor is accessible from the rear
- Lower floor is for retail
- Upper floor is for business and professional offices
- He would like to add a liquor store depending on obtaining state licensing, however ZEO has informed the applicant that Thompson has already met the state quota of 3 liquor stores. If he can obtain the necessary licensing, he does meet all the zoning separation distances.
- Department of Health approval has been obtained for this change of use
- Septic System is working well. Does not intend to put in any business that uses a lot of water.
- Has public water from Webster
- No wetlands nearby
- Underground storm water chambers will treat water from the parking lot into the main site drainage system which will then go out into the state road

Commissioners questioned catch basins on Thompson Road and Janet Blanchette pointed them out.

**Brian Santos moved, and Jane Salce seconded the motion to approve PZC Application #22-11.**

Discussion on the motion: Alvan Hill commented a site engineer should inspect the underground stormwater system to ensure it is installed correctly and the Commission should make this as a condition of approval of this plan.

***Brian Santos moved, and Jane Salce seconded the motion to amend the motion to approve PZC Application #22-11 with the condition that the ZEO will inspect the underground stormwater system with the Building Official before the completion of the project. Hearing no further discussion, a "Yes" vote will approve PZC Application #22-11 as amended with the condition that the ZEO will inspect the underground stormwater system with the Building Official before the completion of the project. A "Yes" vote will approve PZC Application #22-11 with condition and a "No" vote will deny.***

***Randy Blackmer-Yes***

***Charlene Langlois-Yes***

***John Rice-Yes***

***Brian Santos-Yes***

***Ray Williams-Yes***

***Jane Salce-Yes***

***Dave Poplawski-Yes***

***Michael Krogul-Yes***

***Alvan Hill-Yes***

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

***PZC Application #22-11 is approved with condition.***

**PZC #22-14** Applicant Hany Youssef property owner at 292 Riverside Dr., Map 87, Block 95, Lot 39, Zone TCDD, 1.93 acres, request a Special Permit to operate an Adult Use Cannabis Dispensary, according to Town of Thompson Zoning Regulations, Article 4E, Thompson Corridor Development District, Section 2, Table of Permitted Use, #20, Article 5A C. Adult Use Cannabis and Article 3A. Section 4-A., B., and C. Accept for a Public Hearing at the PZC meeting on May 23, 2022

***Dave Poplawski moved, and Jane Salce seconded the motion to accept PZC Application #22-14 for a Public Hearing on May 23, 2022.***

*Discussion: Clarification of the address in the application is the applicant's home address. Special Permit requested so a Public Hearing is required.*

***Dave Poplawski moved, and Jane Salce seconded the motion to accept PZC Application #22-14 for a Public Hearing on May 23, 2022. Hearing no further discussion, a "Yes" vote will accept PZC Application #22-14 for a Public Hearing on May 23, 2022 and a "No" vote will deny.***

***Randy Blackmer-Yes***

***Charlene Langlois-Yes***

***John Rice-Yes***

***Ray Williams-Yes***

***Jane Salce-Yes***

***Brian Santos-Yes***

***Dave Poplawski-Yes***

***Michael Krogul-Yes***

***Alvan Hill-Abstain***

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

***PZC Application #22-14 is approved for a Public Hearing on May 23, 2022.***

8. Applications Received after agenda posted  
**PZC Application #22-15** Applicant Strategic Commercial Realty, Inc., dba Rawson Materials, 58 Pomfret Street, Putnam, CT 06260, Property Owner Christine M. Waldron, et. Al, 20 Wiltshire Drive, Worcester, MA 01609 requesting a Special Permit for gravel mining operation.

***Michael Krogul moved, and Charlene Langlois seconded the motion to accept PZ Application #22-15 for a Public Hearing at the PZC Regular Meeting on May 23, 2022.***

*Discussion: Clarification was requested and received that the 11 acres requested in this application is the same 11 acres mentioned at a previous meeting. Also, a pre-application plan on this request would have been helpful due to the size and complexity of the project.*

***Michael Krogul moved, and Charlene Langlois seconded the motion to accept PZ Application #22-15 for a Public Hearing at the PZC Regular Meeting on May 23, 2022. Hearing no further discussion, a "Yes" vote will accept PZC Application #22-15 for a Public Hearing and a "No" vote will deny.***

***Michael Krogul-Yes***

***Dave Poplawski-Yes***

***Jane Salce-Yes***

***Ray Williams-Yes***

***Brian Santos-Yes***

***John Rice-Yes***

***Charlene Langlois-Yes***

***Randy Blackmer-Yes***

***Alvan Hill-Abstain***

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

***PZC Application #22-15 is accepted for a Public Hearing on May 23, 2022***

9. Reports of Officers and Staff
- a. Planners Report  
Bulk of the Subdivision Regulations rewrite is complete on the second pass through. Appendices still need to be addressed. A Zoom meeting is scheduled for Wednesday, May 4, 2022 at 7:00 pm via Zoom to discuss Appendices A-C.
  - b. ZEO Memo
  - c. Town of Thompson Budget Reports March 2022
10. Correspondence:
- a. Minutes: Zoning Board of Appeals April 11, 2022 – Meeting Cancelled
  - b. Town of Webster Planning Board Public Hearing Notice

## Planning and Zoning Regular Meeting Minutes April 25, 2022

*p. 8 of 11*

- c. Town of Douglas Planning Board Notice of Public Hearing-complete amendment is in the record of 4/25/2022 Meeting
- d. Town of Douglas Zoning Bylaw Amendment
- e. Town of Douglas Zoning Bylaw Amendment-Section 10 Definitions
- f. Town of Douglas Zoning Bylaw Removal-Section 8.4
- g. Town of Douglas Planning Board Notice of Public Hearing
- h. Town of Dudley Notice of Public Hearing
- i. Town of Dudley Notice of Decision 40 Fish Road Marijuana Cultivation Facility
- j. Town of Dudley Notice of Decision Definitive Subdivision Plan Fish Road

### 11. Signing of Mylar:

PZC #22-02 Subdivision 0 Thompson Rd, Robbins

Randy Blackmer moved and John Rice seconded the motion to authorize the Chairman to sign the mylar for PZC Application #22-02. Hearing no discussion, a "Yes" vote will authorize the Chairman to sign the mylar for PZC Application #22-02 and a "No" vote will not.

**Michael Krogul-Yes**

**Dave Poplawski-Yes**

**Jane Salce-Yes**

**Ray Williams-Yes**

**Brian Santos-Yes**

**John Rice-Yes**

**Charlene Langlois-Yes**

**Randy Blackmer-Yes**

**Alvan Hill-Yes**

**Joseph Parodi-Brown-Yes**

### 12. Old Business:

#### a. PA-490

- PZC sent the language they approved for PA-490 to the Board of Selectmen for their review. PZC owns the POCD, however the Board of Selectmen ratifies any changes.
- Board of Selectmen sent back to the PZC amended language which the PZC has to approve, amend or deny. The three bullets and two sub-bullets in the amended language was read by the Planner. A copy can be obtained in the Planning Office. The first paragraph was previously approved to be added to the POCD.
- The Planner clarified that the text she read was the proposed changes made by the Board of Selectmen.
- The Planner commented that procedurally if more changes are made at this point it has to go back to the Board of Selectmen again and each time it passes back and forth, they have an opportunity to make more amendments. She clarified that the POCD is a document that the PZC is an owner of, however when the PZC proposes to make changes to that document it has to be ratified by the Board of Selectmen. The Planner also stated that the Board of Selectmen communicated with specialists in land use and town attorney regarding context of PA-490.

#### Commissioners Comments on PA-490:

- Jane Salce-Keep the language PZC originally voted on and not accept the changes made by the Board of Selectmen. Original language was approved by the Agricultural Commission as well as the PZC and countless citizens. Keep the original voted language.
- John Rice stated the process is the PZC sends what we voted on to Board of Selectmen, and they change or approve what we send, then send it back to us.
- Amy St. Onge commented that the Board of Selectmen represent the entire population of the town. Open Space costs the town .8 mills. The Connecticut Farm Bureau Municipality adopts the Open Space Ordinance which stipulates criteria for the municipality. Definitions for unimproved and undeveloped will follow when we get into the Ordinance where the entire town will be able to vote for or against it.
- Amy St. Onge referred to the Connecticut Farm Bureau, a guide, which stated "the Municipality adopts an Open Space Assessment Ordinance which stipulates the qualifications, and criteria for the Open



## Planning and Zoning Regular Meeting Minutes April 25, 2022

*p. 9 of 11*

Space classification in that municipality. The criteria establishes the minimum acreage (3 acres from 1979) as well as requiring that the land be completely unimproved and undeveloped.” This Ordinance has not been written. This is just a Plan of Conservation and Development. The Ordinance, when written, will have to go to Town Meeting for approval.

- Ray Williams quoted Joan Nichols who said “keep the language as close as we have it now so we don’t turn our town upside down.” Keep the language from the Agricultural Committee and the language the PZC already voted on. Strike the wording unimproved.
- Michael Krogul stated that definitions are needed. The Ordinance Committee will write the Ordinance.
- Joseph Parodi-Brown commented on the process for PA-490 and stated that the process requires the approval of several commissions and boards and sometimes requires compromise, therefore we need to find common ground. If we re-adopt the language we voted on, the next step is the Board of Selectmen who have indicated that the language that we have adopted is not palatable so we need to find common ground to work together so that we get something for Open Space. There are several options here: accept what we have voted on, accept the Board of Selectmen’s language, or find common ground and reach a compromise.
- Kies Orr-Land can be improved, like cutting down trees, before you develop it and go through Farmland Preservation. After you go through Farmland Preservation you cannot touch that land. Therefore, before going through PA-490, why can’t they, for example. extract gravel?
- Brian Santos asked if there was a time constraint and Tyra replied that if the PA-490 Applications are going to be available this year, there the language needs to be resolved for the Assessor to accommodate for that. The target is the end of this fiscal year plus one month.

**Jane Salce moved and Ray Williams second the motion to re-approve the language as was originally adopted by the PZC. Jane Salce withdrew her motion.**

Discussion: Table PA-490 till the PZC Regular Meeting on May 23, 2022 in order to obtain more information. Tyra asked the Commissioners what type of information they would like her to send them and they replied the 1979 Minutes, data presented to the Agricultural Commission, and expert language from people who were consulted. Tyra will send this information before the end of this week.

**Michael Krogul moved, and Jane Salce seconded the motion to table PA-490 discussion to the May 23, 2022, Regular Meeting of the PZC to obtain more information. Hearing no further discussion, a “Yes” vote will table PA-490 to the May 23, 2022, PZC Regular Meeting and a “No” vote will not.**

**Randy Blackmer-Yes**

**Charlene Langlois-Yes**

**John Rice-Yes**

**Brian Santos-Yes**

**Ray Williams-Yes**

**Jane Salce-Yes**

**Dave Poplawski-Yes**

**Michael Krogul-Yes**

**Alvan Hill-No**

**Joseph Parodi-Brown-Yes**

**PA-490 is tabled.**

**Jane Salce moved to call a Special Meeting after the paperwork from Tyra has been received and the Commissioners have all agreed that they have had an opportunity to look at it. The Chairman will setup a Special Meeting. The Planner commented that if any changes are made after the Special Meeting on PA-490, it will still have to go back to the Board of Selectmen.**

b. 4 Watson Road- no one here to speak on 40 Watson Road

13. New Business:

- a. Preliminary discussion, Paul Townsend, Mod Tech Homes, of a proposed subdivision and 55 and older association.

## Planning and Zoning Regular Meeting Minutes April 25, 2022

*p. 10 of 11*

- Plan developing now and coming before the Commission with this complex project for discussion only and not looking for anything tonight.
- Working with Rachel Johnston, Broker, Johnston and Associates Real Estate and Janet Blanchette, Civil Engineer, J & D Civil Engineering both of Thompson.
- Focused on first time home buyers and homes for people 55 and older. All homes will have garages and will be a walkable to the community.
- Location-approximately 22 acres above the Post Office divided evenly between first time home buyers and the 55 and older community with access to community services.
- Janet Blanchette stated that lots are approximately 10,000 square feet fitting with other homes in North Grosvenordale and this plan is working with subdivision regulations in existence today.
- Wetlands, which are in the middle of this development, have not been addressed in this preliminary phase. This development will have to go before the Wetlands Commission, the WPCA, Department of transportation, Connecticut Water. This is a complex project with a lot of moving parts.
- Land has access to town sewer and water
- Cul-de-sac clarification needed - if this subdivision is a number of lots then the cul-de-sac design needs to be defined and if this subdivision is an association then the plan is one lot. Knowing what the options are will affect how the project is presented.
- Crawl space and basements will be dictated by the pricing of the homes. The pricing the developer would like to get is under \$300,000 for all homes.
- The development will be all one phase with over 55 homes and first-time home buyer homes being built simultaneously.
- Rachel Johnston commented that there are two big needs in Thompson-
  - 55 and over community
  - Reasonably priced homes for first time home buyers
- Homes in Section 1 will be approximately 1700 square feet, 3 bedrooms, 2 baths, several have open floor plans, walk in closets, primary bedrooms and primary bathroom.
- Over 55 homes are slightly smaller, 1400 to 1500 square feet
- These homes fit in Thompson. Accommodate over 55 population and first-time homebuyers.

***13b. Joseph Parodi-Brown moved and Charlelne Langlois seconded the motion to amend the agenda and add 13b under New Business for 1017 Riverside Drive. By voice vote the motion passed by unanimous consent.***

*Drafters is working on a leasing arrangement with the Town of Thompson in order to have outdoor entertainment including food and beverage which will require site plan approval.*

### 14. Citizens Comments

George O'Neil commented on Open Space economic impact and Agricultural Commission disconnect, suggesting memorializing what was done in 1979, and consulting with the town attorney.

Donna Austin, 1075 Thomson Road, apologized to Mr. Rice stating that if you were quoting the Attorney, please accept her apology, and encouraged that people and committees work together.

Valerie Clark, 105 Alm Road-commented on disconnect on PA-490, suggested codifying what was done the last 40 years, incentive savings to people with open space land, and recommended using the guidebook, page 17, definitions. She asked the Commission to take into consideration the compromised wording presented by First Selectmen, Amy St. Onge.

Wayne O'Brien, 108 Fabyan Road, commented on Open Space and that words matter, changing words changes meaning, and the Minutes.

## Planning and Zoning Regular Meeting Minutes April 25, 2022

*p. 11 of 11*

Mr. Clark, 108 Alm Road, commented Thompson Raceway is the Thompson Speedway, and procedures of the PZC.

Randy Austin, 1075 Thompson Road, commented on the rights of citizens to speak and ask questions.

Brenda Romanak commented on no reason given by First Selectman to change wording in proposed language PA-490 and Open Space savings to the town.

Shawn Bressette, 342 Lowell Davis Road, commented that minutes of meetings are a condensed version of a meeting, a quick synopsis of the meeting, and are available in their entirety on audio recording, Open Space wording, and reason and tactic of disbanding the PZC.

Sally White, commented about revenue increase if definition of Open Space is altered and more restrictive, PZC procedures, attorney use, moratorium, resignations and the land safety of the proposed development.

15. Review of ZBA Applications-No 4/11/2022 Meeting

16. Commissioners Comments-None

17. Next Meeting:

- a. PZC Regular Meeting May 23, 2022, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

18. Adjournment

***Jane Salce moved, and Dave Poplawski seconded the motion to adjourn. By unanimous consent the meeting adjourned at 10:22 pm.***

Respectfully Submitted,

Gloria Harvey, Recording Secretary