



TOWN OF THOMPSON

Planning & Zoning Commission

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Minutes – PZC Special Meeting Review of PA 490 Language for PoCD
Monday, May 16, 2022, 7:00 PM
ZOOM Meeting

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Tyra Penn-Gesek is inviting you to a scheduled Zoom meeting.
Topic: PZC Special Meeting - Review of PA 490 Language for PoCD
Time: May 16, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89193082107?pwd=cWdaU0EvVnM1dGYzTldhaWRnU2JNUT09>

Meeting ID: 891 9308 2107

Passcode: 383665

One tap mobile

+13017158592,,89193082107#,,,,*383665# US (Washington DC)

+13126266799,,89193082107#,,,,*383665# US (Chicago)

Zoom: https://us02web.zoom.us/rec/share/bwNdnbHriR-gLqcnpuKn5TgCtEljSSWtkHBeRkl6ZJwtj_esl5StuwXfPzlsMoH5.qKrBgCi93SnRiBBZ?startTime=1652742022000

Passcode: 0Zz%p7iH

YouTube: <https://www.youtube.com/watch?v=o6oi3yEFymc>

1. Call to Order, Roll Call

Jane Salce-Remote

Ray Williams-Remote

Brian Santos-Remote

Dave Poplawski Joined at 7:18-Remote

Joseph Parodi-Brown-Remote

Alvan Hill-Remote

Kies Orr-Remote

John Lenky-Remote

Seating: Brian Santos seated for John Rice and Kies Orr for Randy Blackmer

Absent: Robert Werge Sr., Charlene Langlois, John Rice, Randy Blackmer, Michael Krogul

Staff Present: Tyra Penn-Gesek, Planner, Gloria Harvey, Recording Secretary

2. Citizens Comments

Valerie Clark-105 Alm Road-Recommended working with the Agricultural Commission language on the Open Space Provision and suggested it be restored and have the specific wording on how the program has been administered for the past 43 years. She also commented that protecting Open Space for agricultural, recreational and municipal tax expense reduction purposes would desentify people from selling out Open Space land. Regarding the timeline required for putting PA-490 in place, she stated that it would need to be put in place for the September 1, 2022 period.

George O'Neil-Commented on the social contract between people and the town. He suggested memorializing and codifying the process that has been put in place and administered.

Angelia Authier, 1448 Riverside Drive-Email- Stated she supports Open Space under PA-490 and feels it is important to conserve our natural and scenic resources as it provides rural character, environmental benefits and helps preserve land for potential agricultural use in the future.

Brenda Romanek-Commented on the Board of Selectmen wording in PA-490 and feared the Board of Selectmen proposed wording change could eliminate every property in town. She suggested going with the proposal of the Agricultural Commission and the PZC. She quoted, with permission, Jeff Roy who purchased a parcel of land and he is concerned that it may no longer meet the qualifications of PA-490.

3. Discussion and Action PA 490 Language for PoCD
Brian Santos-shared a blended version of PA-490 language.

Amy St Onge, First Selectmen, stated to the Planner prior to the meeting that she is okay with changing the wording in the suggested language submitted by the Board of Selectmen, sub-bullet 1, by removing the wording “completely unimproved and undeveloped” to “unbuilt and undeveloped.”

Ray Williams commented that if Amy St. Onge, First Selectman, is willing to take out the words “completely unimproved and undeveloped” and replacing them with the words “unbuilt and undeveloped”, the Commission should go with it.

Alvan Hill asked about the chain of events following tonight’s vote and the Planner stated:

- When the PZC and the Board of Selectmen approve a version of PA-490 language, it goes into the PoCD. Whatever version the PZC agrees to pass tonight it goes back to the Board of Selectmen and they can address it tomorrow at their meeting.
- If the Board of Selectmen agrees with the wording sent back to them by the PZC it goes into the PoCD.
- The Ordinance Review Committee will then work on the version sent to them by the Board of Selectmen along with the Planner and the Assessor. They will also address the definitions.
- Once the Ordinance Review Committee has completed their work on the Ordinance, it goes back to the Board of Selectmen for their approval.
- The Ordinance now goes to Town Meeting.
- In order for Town Assessor to have the town’s people who qualify for PA-490 enrolled by September 2022, these steps should be completed by the end of July 2022.
- The Planner after adding the PA-490 language to the PoCD, will republish it online and notify the Office of Police Management that an amendment has been made.

John Lenky-commented on access to land via a road or access path on PA-490 land. Ray Williams commented that a road would be an improvement not considered undeveloped or unbuilt.

Jane Salce stated that she is good with the edit the First Selectmen proposed - striking the words" completely unimproved and undeveloped" and substituting the word" unbuilt and undeveloped. She also added that property has to be maintained and paths on the property should not cause citizens to lose the PA-490 designation, therefore we should keep the language as simple as possible.

Ray Williams moved and Jane Slace seconded the motion to accept the amendment to the PoCD to add Section 12.7 as presented by the Board of Selectmen with the single edit of striking the words" completely unimproved and undeveloped" and substituting the word" unbuilt and undeveloped." Hearing no further discussion, a "Yes" vote will approve the amendment to the PoCD to add Section 12.7 as presented by the Board of Selectmen with the single edit of striking the wording" completely unimproved and undeveloped" and substituting the wording "unbuilt and undeveloped." A "No" vote will not approve the amendment.

Brian Santos-Yes

Alvan Hill-Yes

Jane Salce-Yes

Ray Williams-Yes

John Lenky-Yes

Dave Poplawski-Yes

Kies Orr-Yes

Joseph Parodi-Brown-Yes

The amendment is approved.

4. Adjournment

John Lenky moved and Jane Salce second the motion to adjourn. Hearing no objection, the motion carried unanimously. The meeting adjourned at 7:49 pm.

Respectfully Submitted,
Gloria Harvey,
Recording Secretary