



# TOWN OF THOMPSON

## Planning & Zoning Commission

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Minutes – PZC Regular Meeting  
Monday, May 23, 2022, 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: May 23, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84116998352?pwd=wL9GWM3Q5nKW2EH86TBFsMADvGFN6.1>

Meeting ID: 841 1699 8352

Passcode: 106138

One tap mobile

+13126266799,,84116998352#,,,,\*106138# US (Chicago)

+19292056099,,84116998352#,,,,\*106138# US (New York)

<https://us02web.zoom.us/rec/share/io0ELBmfGVdKkaGt-INWFgToNes-nLg8dVpiVWfgr5DuV2g3ELChEwXnFiI5T5Wh.6DWpqxzfynt5wSz?startTime=1653346932000>

Passcode: Az!9x7jJ

YouTube link: <https://www.youtube.com/watch?v=vo246aLYzdw>

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>Jane Salce</b>	<b>Michael Krogul</b>	<b>John Rice</b>
<b>Randy Blackmer</b>	<b>Ray Williams</b>	<b>Alvan Hill</b>
<b>Joseph Parodi-Brown</b>	<b>Kies Orr</b>	<b>John Lenky</b>

**Seating: Kies Orr seated for Dave Poplawski**  
**Absent: Robert Werge Sr., Charlene Langlois, Dave Poplawski, Brian Santos**  
**Staff Present: Cindy Dunne, ZEO; Tyra Penn-Gesek, Planner, Gloria Harvey, Recording Secretary**  
**Pledge of Allegiance**
3. Public Hearing  
**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. State Cannabis Dispensary is licensed by the State of Connecticut Consumer Department.

Applicant and his son stated they are requesting a Special Permit to operate an Adult Use Cannabis Dispensary at 274 Riverside Drive. They have applied to the State of Connecticut lottery process and if not accepted through the lottery process will then apply for a Special Permit. A site plan was discussed. Applicant said the dispensary will go on the same foundation as the old Buster's Restaurant. Regulations and identification need to be met before entering the building. Customers will enter one door and leave

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through another door. There will not be any smoking or vaping on the property. A hired security guard will be at the incoming door and will control the number of customers in the store. A security system will be on the building. The product is state regulated to make sure it is safe. Applicant purchased land on Pompeo Road and intends to grow their own product. The owners of a well-established dispensary in Biddeford, Maine will help to get this dispensary operating. Anticipated revenue in the town is three quarters of a million dollars. Taxes from this revenue will be distributed 10% to the town and 10% to the State of Connecticut. Michael Bonoyer will oversee the eatables. Every time a batch is done it has to be regulated and samples must be sent to the lab and the lab monitors the amount of THD for strength and provides printed labels to indicate what is in the product. Cindy Youssef, wife of applicant stated that the building will look like a normal building with no name indicating what the building is used for. No one will be allowed in the building under 21 years of age, and proof of age will be required.

Discussion comments below:

- Alvan Hill stated all employee need to be trained and licensed annually and the applicant confirmed that he was aware of the changes that are taking place on July 1, 2022 and took Mr. Hill's printout of the changes.
- Cannabis dispensary will be recreational use only, not medical. No food or drinks on the property.
- ZEO stated lottery for licensing will be drawn at the end of the month. Two systems are social equity drawing and general drawing. If accepted in the social equity drawing, applicant has 14 months to complete the application and get a state license.
- Wetlands, Site Plan and process of management of working in Flood Plain were discussed. Marla's approval is needed for wetlands, therefore the ZEO suggested extending the Public Hearing until June 27, 2022.
- ZEO stated the application must comply with town regulations. There is room for 58 parking spaces, and 4 handicap parking spaces. The Building Inspector will recommend building on the existing foundation and elevating it to prevent flooding.
- Jane Salce was concerned about the impact of the location next to a miniature golf course.
- Applicant agreed to install a fence between the miniature golf course and the dispensary. Height to be determined by the PZC.
- Randy Blackmer commented that plants must be grown in Connecticut and cannot be bought from another state. In the beginning, applicant will have to buy from other dealers in Connecticut.
- Michael Krogul asked if the dispensary is within 1,000 feet of a day care, and it was confirmed that it is more than 1,000 feet away.

Scott Prouty, former state trooper, commented that the presentation sounds rosy, but it is going to bring negativity into the town. We have no police, or constable, therefore crime is coming, and it is not what Thompson needs.

Sean Couture, 102 Thompson Road-Town will not get 10% they will get 3%. The state gets 6.35% sales tax plus an additional 10%, leaving the town with the remaining balance of the 20%. Concerned about location, additional traffic in town, use of product adjacent to the dispensary, and loss of parking spaces

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due to putting up a fence. Town should promote family values. ZEO responded putting up a fence will not take away parking spaces from the miniature golf course. Applicant stated they own property up to the guiderail and could add additional parking there if needed.

Sally White-commented on the Cemetery across the street and was concerned people will use it to indulge in their purchase, deposit trash, and take away the safety and quietness it provides. She was also concerned about what direction we are taking the town in, increased accidents, emergency expense costs, and the effect on families and young children.

Sean Brissette, Lowell Davis Road, commented studies can be found to back up whatever belief you want to back up. This is a legal business, and if it meets the regulations, they should be allowed to do it.

Dave Clark, 105 Alm Road, Thompson-This is a cash business and large amounts of cash attract bad people. Drugs are sold in town now. Largest population purchasing cannabis are adults over the age of 50 or 60. He is in favor of this and would like to shut down the drug dealers in town.

Frank Knapik, Thompson Road, cannabis health benefits are enormous. It's a medicine to many people. Applicant is a proven businessmen for many years and would prefer his family business be allowed rather than a large corporation. Add stipulations if there are concerns. In the history of cannabis there has never been a lethal overdose and he supports letting them do this business.

Jane Salce questioned the number of dispensaries in State of Connecticut (2 medical ones in Hartford), no recreational ones. This is the beginning of what is to come. She volunteered to look into Massachusetts, talk to the police, find out if there are increases in problems-what they see happening. She also will check on the tax revenue. Talking to a community that has a dispensary will give us something to base our opinion on and have intelligent information before we make a decision on it.

Ray Williams stopped at the Webster police station and asked if crime has increased, and use of dispensaries. Police replied crime has not increased, and users appear to be professional people and not kids.

In order to continue the Public Hearing at PZC Regular Meeting on Monday, June 27, 2022, a request for written approval from applicant to continue the Public Hearing to June 27, 2022 is needed because June 27, 2022 is 36 days after the opening of the Public Hearing. State Statute Chapter 126, Section 8-7d, b. requires applicant consent to extend the Public Hearing beyond 35 days. The applicant consented and signed the request for continuance of the Public Hearing to the PZC Regular Meeting on June 27, 2022 and gave it to the ZEO.

***Jane Salce moved and John Lenky seconded the motion to continue the Public Hearing on PZC Application #22-14 to the PZC Regular Meeting on June 27, 2022. Hearing no further discussion, a "Yes" vote will approve the continuance of the Public Hearing on PZC Application #22-14 to June 27, 2022 and a "No" vote take other course of action.***

***Randy Blackmer-Yes***

***Michael Krogul-Yes***

***Kies Orr-Yes***

***John Rice-Yes***

***Ray Williams-Yes***

***Jane Salce-Yes***

***John Lenky-Yes***

***Alvan Hill-Yes***

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

***The Public Hearing is continued to June 27 2022.***

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

**Applicant requesting postponement to PZC meeting June 27, 2022.**

Postponement meets the State Statute Chapter 126, Section 8-7d, requirement of opening the Public Hearing 65 days after receipt of the Application (April 25, 2022) time span is 64 days from April 25, 2022 to June 27, 2022.

4. Discuss Public Hearing and Possible Action

**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.

**Public Hearing continued to June 27, 2022.**

**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.

**Applicant requesting postponement to PZC meeting on June 27, 2022.**

*John Rice moved and Randy Blackmer seconded the motion to postpone the Public Hearing on Application #22-15 to the next PZC Regular Meeting on June 27, 2022. Hearing no discussion on the motion, a "Yes" will postpone the Public Hearing on Application #22-15 to the next PZC Regular Meeting on June 27, 2022, and a "No" vote will take some other action.*

*Alvan Hill-Yes*

*John Lenky-Yes*

*Jane Salce-Yes*

*Ray Williams-Yes*

*John Rice-Yes*

*Kies Orr-Yes*

*Michael Krogul-Yes*

*Randy Blackmer-Yes*

*Joseph Parodi-Brown-Yes*

*PZC Application #22-15 is postponed to PZC regular meeting on June 27, 2022.*

5. Citizens Comments

Dave Clark 105 Alm Road commented on the Special Town Meeting tie vote and stated Town officials should help people.

Valerie Clark 105 Alm Road commented on the Special Town Meeting question/suggestion why proper procedures had not been followed to change the regulations and asked what the process is to request a change to existing regulations. She also questioned if the fee of \$175 is per regulation change or per request. She requested the process be explained so people can understand it.

Donna Austin, Thompson Road, commented that Open Space has been accepted, asked if all three language submissions on PA-490 had been read and reviewed by all the Commissioners and requested better meeting notification.

Richard Burke, asked for paperwork on complaints on chickens and slaughter rule.

6. Approve Minutes:

a. April 25, 2022 Regular Meeting Minutes

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Discussion on the Minutes of April 25, 2022: Amendments-Page 5, under Mr. O'Brien, change dressing to field dressing; Page 9, change 40 Watson Road to 4 Watson Road; Page 4, Section f, March 17, 2022 Minutes change mover to moved and change Special Meeting to Subcommittee Meeting; Page 5, Section j, April 6, 2022 Minutes remove a after Web.

*Ray Williams moved and Jane Salce seconded the motion to accept the Minutes of April 25, 2022 as amended. Hearing no further discussion, a "Yes" vote will approve the Minutes of April 25, 2022 as amended and a "No" vote will not approve.*

*Randy Blackmer-Yes*

*Michael Krogul-Yes*

*Kies Orr-Yes*

*John Rice-Yes*

*Ray Williams-Yes*

*Jane Salce-Yes*

*John Lenky-Abstain*

*Alvan Hill-Yes*

*Joseph Parodi-Brown-Yes*

*Minutes are approved as amended.*

### b. May 4, 2022, Special Meeting Minutes-See Web

*Joseph Parodi-Brown moved and John Lenky seconded the motion to approve the Minutes of May 4, 2022. Hearing no discussion, a "Yes" vote will approve the Minutes of May 4, 2022 and a "No" vote will not.*

*Alvan Hill-Yes*

*John Lenky-Yes*

*Jane Salce-Yes*

*Ray Williams-Yes*

*John Rice-Abstain*

*Kies Orr-Yes*

*Michael Krogul-Abstain*

*Randy Blackmer-Yes*

*Joseph Parodi-Brown-Yes*

*Joseph Parodi-Brown moved and John Lenky seconded the motion to strike the previous vote. Hearing no further discussion, a voice vote to strike the previous vote was unanimous.*

Discussion on the Minutes of May 4, 2022-Amendment-change Special Meeting to Subcommittee Meeting.

*Joseph Parodi-Brown moved and Jane Salce seconded the motion to approve the Minutes of May 4, 2022 as amended regarding Appendices. Hearing no further discussion, a "Yes" vote will accept the Minutes of May 4, 2022 as amended and a "No" vote will not accept.*

*Alvan Hill-Yes*

*John Lenky-Yes*

*Jane Salce-Yes*

*Ray Williams-Yes*

*John Rice-Abstain*

*Kies Orr-Yes*

*Michael Krogul-Abstain*

*Randy Blackmer-Abstain*

*Joseph Parodi-Brown-Yes*

*Minutes are approved as amended.*

## 7. Applications

**PZC 22-17** Applicant French River Materials, Owner Strategic Commercial Realty, Inc, d/b/a Rawson Materials, 307 Reardon Rd, Map 156, Block 8, Lot 7, Zone BBD, renewal of gravel mining operation, to excavate sand and gravel, Zoning Regulations 2012, Article IX, Section 5, Gravel Banks/Earth Removal. Applicant has complied with the Town of Thompson Zoning Regulations, Amended Edition, 9/24/2012. Gravel Operation was granted under the 2012 regulations, therefore renewal criteria follows the 2012 Regulations.

Mr. Hopkins representing French River Materials stated wetlands inspection has been done and approved based upon what was seen and they are getting ready to complete Phase 2. A plan was

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distributed to the Commissioners showing Phase 1 and Phase 2. ZEO visited the site and said it was neat, test reports were done, and everything looks good.

Discussion on PZC Application #22-17-John Rice questioned if the fee has been paid and the ZEO confirmed that it has been paid. Alvan Hill questioned the status of gravel removal by rail versus trucking and the applicant replied it has been equal for the past couple of years due to covid, however he expects rail to increase.

*John Rice moved and Mike Krogul seconded the motion to approve renewal PZC Application #22-17. Hearing no further discussion, a "Yes" vote will approve the renewal of PZC Application #22-17 and a "No" vote will not.*

*Randy Blackmer-Yes*

*Michael Krogul-Yes*

*Kies Orr-Yes*

*John Rice-Yes*

*Ray Williams-Yes*

*Jane Salce-Yes*

*John Lenky-Yes*

*Alvan Hill-Yes*

*Joseph Parodi-Brown-Yes*

*PZC Application #22-17 is approved.*

**PZC 22-18** – Applicant and owner, Northeast Sand and Gravel, John Mercier, at 655 Riverside Dr., Map 63, Block 58, Lot 15/P, zone DMRD, for renewal of Gravel Mining Permit to excavate sand and gravel. Zoning Regulations 2012, Article IX, Section 5, Gravel Banks/Earth Removal.

Applicant requested a continuation of the application review and approval to the June 27, 2022 meeting.

Due to time constraints, the ZEO Sick leave, and Wetlands agent, not available during the week of May 9<sup>th</sup> to May 16<sup>th</sup>, a complete review of the operation has not been completed. The applicant and his representative Attorney Steve Adams both agreed to the ZEO's recommendation for a postponement of review and approval of renewal to June 27, 2022 and will work with both departments to present their renewal request for approval then. Renewal criteria follows the 2012 regulations, Article IX, Section 5.

ZEO stated a video of the operation was done and will be viewed by the Commissioners at the June 27, 2022 Regular Meeting, 71,240 cubic yards were removed and the fee by cashier's check of \$1,434.80 at 2 cents per cubic yard was paid. ZEO is working with Marla and will have their part completed for the June 27, 2022 meeting.

Discussion on Application #22-18-John Rice asked if any reclamation has been done and the ZEO replied that he is submitting a building plan which has not been submitted yet. John Rice asked what would happen if he does not submit a building plan and the ZEO replied that his \$32,000 bond would not be returned to him.

*Ray Williams moved and John Rice seconded the motion to postpone PZC Application #22-18 until the June 27, 2022 PZC Regular Meeting. Hearing no further discussion, a "Yes" vote will approve the motion to postpone PZC Application #22-18 to the June 27, 2022 PZC Regular Meeting and a "No" vote will take other action.*

*Alvan Hill-Yes*

*John Lenky-Yes*

*Jane Salce-Yes*

*Ray Williams-Yes*

*John Rice-Yes*

*Kies Orr-Yes*

*Michael Krogul-Yes*

*Joseph Parodi-Brown-Yes*

*Randy Blackmer was absent for the vote.*

*PZC Application #22-18 is postponed to June 27, 2022.*

8. Applications Received after agenda posted

9. Reports of Officers and Staff  
a. Planners Report

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Updated progress of Subdivision Regulations, working on appendices. Format of road construction appendix is unclear. Creating a model of appendix C in a different format using the information agreed to in previous meetings.

Tyra addressed Valerie Clark's question on fees for petition requirements stating the fee for a proposed amendment is \$250 with a legal notice fee of \$75, public hearing sign fee \$50, totaling \$375. This fee is per petition not per regulation.

b. ZEO Memo

c. Town of Thompson Budget Reports April 2022

John Rice reported that the PZC has a surplus of \$5,000 to give back to the Town.

### 10. Correspondence:

a. Minutes: Zoning Board of Appeals May 09, 2022 – Meeting Cancelled

b. Town of Webster Planning and Zoning Public Hearing Notice

c. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter

***Joseph Parodi-Brown moved and Jane Salce seconded the motion to amend the agenda and add c. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter. Hearing no further discussion, a "Yes" vote will amend the agenda and a "No" vote will not.***

***Randy Blackmer-Yes***

***Mike Krogul-Yes***

***Kies Orr-Yes***

***John Rice-Yes***

***Ray Williams-Yes***

***Jane Salce-Yes***

***Alvan Hill-Yes***

***John Lenky-Yes***

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

***Agenda is amended.***

### 11. Signing of Mylar: None

### 12. Old Business:

a. PA-490

The Planner reported that the Board of Selectmen accepted PA-490, she amended and reposted the PoCD with the accepted language and notified the Department of Policy Management which they acknowledged. Work on the Ordinance will begin Thursday, May 26, 2022 at 8 am. The plan is to have a draft to the Board of Selectmen to approve by their first regular meeting in July so the Assessor can begin accepting applications for the September 1, 2022 enrollment period.

b. 4 Watson Rd

Email read by ZEO: "I apologize for not reaching out sooner. My husband and I had decided not to proceed with our project for this property as the seller was requiring we sign a form enrolling in the Connecticut Transfer Act. This would essentially self-report the location to the CT DEEP for further investigation of potential contamination and then put us, as the buyers, on the hook for any clean up."

c. Lowell Davis Scenic Rd – approval of conditions

ZEO submitted Lowell David Scenic Road Designation, East Wilsonville Road to Interstate 395 conditions for verification from the Commissioners that the conditions are correct. A copy of the conditions can be obtained in the Planning and Zoning Office. The ZEO asked for a motion that the conditions are correct so she can put this permit for a Scenic Road in the record and notify the Highway Department to order the scenic road signs. This does not have to go to the Board of Selectmen.

***John Rice moved and Michael Krogul seconded the motion to approve Application #21-41 with conditions as stated. Hearing no further discussion, a "Yes" vote will approve Application #21-41 with conditions as stated and a "No" vote will not.***

<i>Alvan Hill-Yes</i>	<i>John Lenky-Abstain</i>	<i>Jane Salce-Yes</i>
<i>Ray Williams-Yes</i>	<i>John Rice-Yes</i>	<i>Kies Orr-Yes</i>
<i>Michael Krogul-Yes</i>	<i>Randy Blackmer-Yes</i>	<i>Joseph Parodi-Brown-Yes</i>

*PZC Application #21-41 with conditions as stated is approved and signed by the Chairman.*

*Joseph Parodi-Brown moved and John Rice seconded the motion to add Item b, Joseph Ferrecchia, 15 Porra Lane, Map 17, Block 81, Lot 41B, Zone RRAD, .92 Acres under New Business. Hearing no further discussion, a "Yes" vote will add Item b. under New Business and a "No" vote will not.*

<i>Randy Blackmer-Yes</i>	<i>Michael Krogul-Yes</i>	<i>Kies Orr-Yes</i>
<i>John Rice-Yes</i>	<i>Ray Williams-Yes</i>	<i>Jane Salce-Yes</i>
<i>John Lenky-Yes</i>	<i>Alvan Hill-Yes</i>	<i>Joseph Parodi-Brown-Yes</i>

*Item b. is added under New Business*

13. New Business:

- a. 151 Buckley Hill Rd – waiver Article 4A. Section 3, D Accessory Structure to Primary Building  
Homeowner wants to build a 40' x 40' garage in front of an existing residential structure. He has his 40-foot front setback. All requirements have been met.

*Ray Williams moved and Randy Blackmer seconded the motion to approve the waiver for 151 Buckley Hill Road. Hearing no discussion, a "Yes" vote will approve the waiver and a "No" vote will deny.*

<i>Randy Blackmer-Yes</i>	<i>Michael Krogul-Yes</i>	<i>Kies Orr-Yes</i>
<i>John Rice-Yes</i>	<i>Ray Williams-Yes</i>	<i>Jane Salce-Yes</i>
<i>John Lenky-Yes</i>	<i>Alvan Hill-Yes</i>	<i>Joseph Parodi-Brown-Yes</i>

*Waiver is approved.*

- b. Joseph Ferrecchia, 15 Porra Lane, Map 17, Block 81, Lot 41B, Zone RRAD, .92 Acres.  
Homeowner is requesting to build a 24' x 24' garage parallel to the existing garage which is in front of the existing residential structure. Side setback is 24'.

*Michael Krogul moved and Jane Salce seconded the motion to approve the waiver for construction of a garage at 15 Porra Lane.*

Discussion: Ray Williams questioned the setback requirement and the ZEO confirmed the applicant has the required setback. *Hearing no further discussion, a "Yes" vote will approve the waiver for construction of a garage at 15 Porra Lane and a "No" vote will not.*

<i>Alvan Hill-Yes</i>	<i>John Lenky-Yes</i>	<i>Jane Salce-Yes</i>
<i>Ray Williams-Yes</i>	<i>John Rice-Yes</i>	<i>Kies Orr-Yes</i>
<i>Michael Krogul-Yes</i>	<i>Randy Blackmer-Yes</i>	<i>Joseph Parodi-Brown-Yes</i>

*Waiver is approved.*

14. Citizens Comments

Dave Clark , 105 Alm Road, commented on Permissive Zoning versus Restrictive Zoning, stating Permissive Zoning over regulates and the Restrictive model only regulates those activities not allowed.

Valerie Clark, 105 Alm Road, commented on the town's Permissive model and would like the PZC to talk about the Restrictive model and return to the Restrictive model. She addressed the sound quality in a Zoom meeting stating that the sound quality is not working and suggested adopting a different technology.

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Brenda Romanek, Pasay Road. Questioned how the citizens can be informed on the process to know what is happening next.

Shawn Brissette-commented on shooting regulations suggesting the PZC put in a regulation that mimics the state's regulation. He also commented on Permissive Regulations and said simple things that need to be fixed should be fixed.

Tyra, Permissive vs Prohibitive model of Zoning Regulations- bulk of the towns with Zoning Regulations use Permissive model because it is more protective to the town. In the Prohibitive model, failure to anticipate an undesirable use, is legal until the town prohibits it and anyone that pursues that Prohibitive use is grandfathered. Every amendment is a Public Hearing process and the chicken amendment is on the list of topics that the Commission will look at during the annual update in September.

### 15. Review of ZBA Applications-No 5/9/2022 Meeting

### 16. Commissioners Comments

Randy Blackmer-Marla's email regarding road structure has good points and we should utilize the expertise of experts input on items of that caliber.

Michael Krogul commented on changing regulations, the Public Hearing process, and notification to citizens of changes beyond what is required. Tyra replied that there were some legislative changes and according to our Attorney we were in compliance and did more than we were required to do including scheduling two input sessions.

Jane Salce-commented that notifications should go out on everything and these notifications should go one step above and beyond what is required. Immediate neighbors should be notified. She also volunteered to research dispensary questions with towns that have dispensaries and asked anyone with questions they would like answers to, to call her. The ZEO will put notes together for her.

John Rice asked Jane Salce what type of notification she was suggesting and Jane Salce responded form letters. John Rice addressed Mr. Deary's application and said his application was incomplete and if the PZC would have been dissolved, he would have gotten what he needed.

Ray Williams commented that he read all the different language versions of PA-490 and asked for clarification on the process which followed: Tyra replied,

- PZC process is complete.
- Board of Selectmen agreed and voted their approval
- Ordinance needs to be written which will include all the definitions, all the criteria, all the legal stuff.
- That process is now in the hands of the Ordinance Committee to write an Ordinance
- The Ordinance will go back to the Board of Selectmen to be approved and then go to town meeting or referendum
- The goal is to have it all wrapped up for all applicants to have access to the program by the first of September.

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Alvan Hill commented on PA 490 research he performed. In June 1979 the Board of Selectmen approved PA-490. Thompson never had an Ordinance Committee until 2008. There was no Public Hearing or discussion on PA-490 in 1979, just Board of Selectmen approval. Finally after 40 years we are trying to follow exactly what state statute requires: PZC looks at the language, approves the language, sends it to the Board of Selectmen for their approval, changes the PoCD, sends it to the Ordinance Committee, then back to the Board of Selectmen for their approval, then a Town Meeting or Referendum, and finally to the Assessor who has the legal authority to follow through in allowing the public who have more than three acres of qualifying land to have PA-490 status.

Joseph Parodi-Brown-A Special Meeting to act on PA-490 was agreed upon at the April 25, 2022 meeting, however, because of the uncertainty of the status of the PZC, no specific date was set. Once the status was determined, a special meeting was scheduled, and all the commissioners were given all the PA-490 language forms. It was legally noted.

17. Next Meeting:
  - a. PZC Regular Meeting June 27, 2022, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255
18. Adjournment  
*John Rice moved and Randy Blackmer seconded the motion to adjourn. Hearing no objection, the meeting adjourned at 9:52 pm.*

Respectfully Submitted,  
Gloria Harvey, Recording Secretary