



TOWN OF THOMPSON

Planning & Zoning Commission

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Minutes – PZC Regular Meeting
Monday, June 27, 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: Jun 27, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82929965357?pwd=EscKdRwMTIasf6lZnACXayuLCsqex.1>

Meeting ID: 829 2996 5357

Passcode: 655313

One tap mobile

+13126266799,,82929965357#,,,,*655313# US (Chicago)

+19292056099,,82929965357#,,,,*655313# US (New York)

Zoom

link:<https://us02web.zoom.us/rec/share/sE9xmxC2jAjJVT0wvkXXa2GU3ruBCx1DYV1NXtUewZ4yB4qlq9PJiFituOerrfn-.2N8MjsRpdClKCTOx?startTime=1656370867000>

Passcode: N\$ppq1&K

Youtube link:

<https://www.youtube.com/watch?v=qqWzrn7Pb4E>

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

Alvan Hill

Joseph Parodi-Brown

Kies Orr

John Lenky-via Zoom

Dave Poplawski

Robert Werge Sr.

Charlene Langlois

Brian Santos

Seating: None

Absent: None

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

Pledge of Allegiance

3. Public Hearing

PZC Application #22-14 Applicant Hany Youssef property owner at 274 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.

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Adult Use Cannabis and Article 3A. Section 4-A., B., and C. **Continued from May 23, 2022.**

Public Hearing sign was changed to reflect new hearing date.

Wetlands Agent Communication in Applicant's file requested certification that the existing foundation is structurally capable of being built upon. This requirement comes from the Building Office, and it is an issue that applicant deals with under the Building Office Requirements. Wetlands agent approval received. Applicant designated the area to build the structure and structure will be built after all the permits are approved. Once approved, it is good for five years and if it will take longer the Wetlands Agent must be contacted. Applicant has agreed to install a fence between the miniature golf/Ice cream stand business to separate the structures. Distance of Day Care Center from location of Dispensary is 3,692 feet. **Ray Williams moved, and John Lenky seconded the motion to close the Public Hearing on PZC Application #22-14. Hearing no discussion, a "Yes" vote will close the Public Hearing and a "No" vote will remain open."**

Alvan Hill-Yes

Michael Krogul-No

Jane Salce-Yes

Ray Williams-Yes

Charlene Langlois-Yes

John Rice-Yes

Dave Poplawski-Yes

Randy Blackmer-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

Public Hearing for PZC Application #22-14 is closed by 9-1 vote.

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 requested postponement to PZC meeting June 27, 2022

ZEO requested the following information from applicant.

Please respond before Tuesday, June 21, 2022 to the following questions

1. Please confirm that property owned by US Government is not within 100 feet of the property boundary lines.

ZEO error should be 50 feet, Article 5A, Section 3, C #4, buffer area is 50 feet. Site plan page 4, Phase 1 delineates 50 feet to proposed rock cut face

2. Zoning Regulations, Article 5A, Section 3, Earth and Gravel Removal, C-1 phases are delineated on the site plans, but an estimate of the duration of plans is not indicted.
3. Section C-4-e, location of fuel pad.
4. Section C-4-11-b what materials will be stockpiled on working phase

ZEO visited but did not walk the site, with Engineer David Held, viewing the property from the proposed entrance way on existing permitted gravel operation, 307 Reardon Rd, French River Materials.

ZEO Pointed out a correction in the following communication:

In addition to the above please note an error in letter from Heller, Heller & McCoy, dated April 25, 2022, first paragraph last sentence;.....pursuant to the provisions of Article 4A (**should be Article 4D**), Section 2 of the Town of Thompson Zoning Regulations.

Harry Heller, 736 Norwich New London Turnpike, Uncasville, CT represented the applicant, Strategic Commercial Realty, DBA as Rawson Materials. Also present were David Held, Consultant/Professional Engineer, Provost & Rovero, Inc., Andrew McCoy, Heller & Heller and

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McCoy, Madelyn Smith, Attorney, Rawson Materials, and the blasting operator for the Rawson project available by Zoom. Harry Heller gave a brief presentation with a plan and exhibits.

Highlights of his presentation for a Special Permit and Site Plan Operation included:

- Special Permit and Earth product excavation
- 31.4-acre parcel with an address of 0 West Thompson Road
- Access driveway at Reardon Road for processed material
- Material excavated will be brought to the processing plant via an access road from the Waldron property and the processing plant
- Excavation in 4 Phases 1 & 3 east side and 2 & 4 west side
- All phases total less than 5 acres
 - 121,000 Phase 1 - 4 acres
 - 318,000 Phase 2 - 4.2 acres
 - 119,000 Phase 3 - 4.2 acres
 - 448,000 Phase 4 - 4.2 acres
- Wetlands on eastern side of property
- 16.6-acres of the 31.4 acre site will be excavated with a gradient suitable for future development
- Maintaining a 50' boundary from Army Corp of Engineers property
- Purchase and Sales Agreement between Rawson and the Waldron's slated for future supplies 7-10 years out.
- Proposing erosion control on the property with a 10' high vegetated berm
- Storm water system behind the berm has been reviewed by Wetlands Commission
- Applicant will install 4' of suitable material to render this property suitable for future development as required by the regulations
- Harry Heller spoke about the aggregate industry and its benefits to society
- Once all phases are completed, it will be graded with a flat slope, a gradient suitable for future development
- 417' from nearest property to the excavation point
- Application complies with Thompson's regulations.
- This application satisfies the general criteria for all Special Permits and goals of Thompson regulations.
- No additional truck traffic. All material will be moved to the processing plant at the adjacent property.
- Phase 1 will be completed before Phase 2
- Bond conditions were discussed
- This excavation is hard rick excavation
- Blasting-Pre-blast survey is done by meeting with residents who are within the zone influence of the blast, monitoring devices are installed in the wells, and as each blast occurs there is an instrument measuring the blast and those must fall within specific parameters. Mats are used to prevent flying material. Connecticut requires a 250' pre-blast survey, which could be extended if required, where pictures are taken, notes recorded, and a video is done.
- Regarding the Gravel Operations Permit Fee. Commission needs to give a decision on the requested fee plan request. 9 cents per cubic yard, about a million yards of material. Paid the base commercial application and special permit fee. And are requesting the 9 cents be deferred until the actual excavation begins.
- When the Zoning Permit is requested, applicant will begin paying the commercial operations fee on this site and will pay a pro rata portion of the fee based on the

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anticipated life of the excavation and each time the applicant comes before the Commission for renewal they will show a plan showing a true up of the actual amount of material that has been removed and if that exceeds that pro rata portion, that application will be paid at the time of each renewal of the application so the municipality is sure of getting the full amount of the application fee of 9 cents per cubic yard of material removed. That fee of 9 cents per cubic yard will be paid pro rata as the impact occurs.

- Requested permission from the Commission to grant relief where excavation is in rock cut, 3' vertical to 1' horizontal, per Section 5A 3C8 of the regulations.

Commissioners Discussion included: questioned amount of excavation client has done in Thompson, process of finishing site after excavation is completed, depth of excavation, bond is maintained by the town until site is stabilized, effect on habitat and it was stated that there would not be any adverse effect. Question raised about monitored wells and it was answered that there are no monitored wells on that site, however applicant will install if required. Vegetation 417' from the barn at the Briggs residence and dust control. Bond requirements and blasting protocol also questioned as well as ground water protocol. Concern with blasting when neighbor has a wedding venue on Saturday or any other occasion. Verified that new regulations are clearer. Suggested installing a monitoring system when blasting starts at the Briggs residence to see if any issues occurred.

Sally White, 308 Thompson Road, suggested full disclosure, in terms of the effects of blasting on neighboring property foundations and water supply.

Shawn Brissette, Lowell Davis Road, questioned when this site could be developed into commercial property.

Jack Briggs, East Thompson Road, Owner of abutting property to the 0 Reardon Road, stated he was not for or against Application #22-15. He asked that there be no access from West Thompson Road clarified and noted on their permit, suspend drilling and blasting on Friday afternoon after 3 pm and all-day Saturday due to weddings and other events held at his neighboring facility. He addressed the 70' boundary at the back of his property and asked for a double row of staggered hemlocks or evergreen trees be placed to block the view of the applicant's operation because the existing trees are so big and there is no undergrowth to block the view. He asked for a pre-blast survey for his well and barn and house. Also, he asked to be included on a schedule of when the blasting is going to be done and asked the applicant to confirm that no rock crushing is going to be done.

Ed Greenough, Project Manager, West Thompson Lake US Army Corps of Engineers, concerned about the West Thompson Dam stating his office is 200' from the property line. He was also concerned about the blasting and would like to be notified about the pre-blast survey. He stated that this is sensitive to the dam itself as well as the water supply and asked if the buffer zone could be extended beyond 250'. Harry Heller replied that the applicant has no problem monitoring the dam, the Briggs well, barn and home and restricting blasting hours.

John Lenky moved and Michael Krogul seconded the motion to close the Public Hearing for PZC Application #22-15. Hearing no further discussion, a "Yes" vote will close the Public Hearing on PZC Application #22-15 and a "No" vote will keep it open.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

Charlene Langlois-Yes

John Rice-Yes

Dave Poplawski-Yes

Randy Blackmer-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

Public Hearing for PZC Application #22-15 is closed.

4. Discuss Public Hearing and Possible Action
PZC Application #22-14 Applicant Hany Youssef property owner at 274 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. **Continued from May 23, 2022.** Public Hearing sign was changed to reflect new hearing date.

John Rice moved and John Lenky seconded the motion to approve PZC Application #22-14 with the condition of the construction of a 7' solid fence between the dispensary and the ice cream/mini golf course.

Discussion on Application #22-14: Michael Krogul asked for clarification on the percentage of income the town would receive, and the reply was that it is regulated by the state. Jane Salce distributed a report of her interviews with the Police in the towns of Webster, Oxford, and Charlton. She stated that overall, all three towns stated that there were no problems, only a few fender benders in Oxford. She also spoke to the people that work at the dispensaries and they stated the majority of people were 30 to 50 plus in age coming in to get relief from various ailments. The Commission thanked her for her time and effort in putting together this report.

John Rice moved and John Lenky seconded the motion to approve PZC Application #22-14 with the condition of the construction of a 7' solid fence between the dispensary and the ice cream/mini golf course. Hearing no further discussion, a "Yes" vote will approve PZC Application #22-14 and a "No" vote will not.

Alvan Hill-Yes

Michael Krogul-No

Jane Salce-Yes

Ray Williams-Yes

Charlene Langlois-Yes

John Rice-Yes

Dave Poplawski-Yes

Randy Blackmer-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

PZC Application #22-14 is approved at a vote of 9 to 1.

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 requested postponement to PZC meeting June 27, 2022

John Lenky moved and Charlene Langlois seconded the motion to Approve PZC Application #22-15 with the conditions set forth by the Planning Commission listed below:

- Include all structures within 500 feet and the West Thompson Dam in any pre-blast surveys (to be conducted by the blasting company), include Army Corps of Engineers and Briggs properties in monitoring, share monitoring data with them, and notify them six months in advance of planned activity
- All processing and crushing completed on the adjacent property to the North
- One well monitoring for Phases 1 and 2 and another well for phases 3 and 4. Commission waived this requirement
- Limit operation Monday to Thursday 7-5, Friday 7-3, no work on Saturdays and Sundays unless mutually agreed upon by the applicant and the abutters in writing. Processing plant is on a separate site and these hours don't apply to it.
- Payable one year in advance, \$199,200 paid upon application of the Zoning Permit,
- \$12,000 per acre times 16.6 acres. Upon application for a Zoning Permit collect 9 cents per cubic yard
- No access from West Thompson Road
- As part of the pre-blast survey, photograph documentation structure house barn
- and army Corp of engineers' properties
- Seismograph on south, east and west side to monitor during the excavation process

Hearing no further discussion, A "Yes" vote will approve PZC Application #22-15 with waivers listed above and a "No" vote will not approve.

Randy Blackmer-Yes
Charlene Langlois-Yes
Michael Krogul-No
Joseph Parodi-Brown
PZC Application #22-15 is approved 9-1.

Dave Poplawski-Yes
Ray Williams-Yes
Alvan Hill-Yes

John Rice-Yes
Jane Salce-Yes
John Lenky-Yes

Agenda Change:

John Lenky moved and Jane Salce seconded the motion to move Item 7 to Item 5, Item 13 to Item 6 and shift all other items accordingly.

Discussion on the motion to amend the agenda followed adding Item 12 to become Item 6 and Item 13 to become Item 7 and shift all other items accordingly.

John Lenky moved and Jane Salce seconded the motion to amend the motion to move Item 7 to Item 5, move Item 12 to Item 6 and Item 13 to Item 7 and shift all other items accordingly. Hearing no further discussion, a "Yes" vote will amend the agenda and a "No" vote will not.

Randy Blackmer-Yes
Charlene Langlois-Yes
Alvan Hill-Yes
Joseph Parodi-Brown-Yes
Agenda is amended

Dave Poplawski-Yes
Ray Williams-Yes
Michael Krogul-No

John Rice-Yes
Jane Salce-Yes
John Lenky-Yes

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PZC Application #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.

Information requested from applicant

1. A video of the property was shown
2. Determine what phase will be worked in for the 2022-2023 renewal dates. Delineated area on the site plans was shown.
3. Current Compliance with the Wetlands criteria.
4. Approximate amount of cubic yards to be removed for the 2022-2023 renewal dates.
5. Reclamation plans or prepare for a discussion of future land development plans– future development project is in the planning stages.

ZEO visited the site. Topsoil is being imported for future site development plans. There is a pool in a low spot collecting water for dust control. Video gave a good overview of operation of site. Operation is 50 feet away from boundary, except area where permission was received from homeowner at 30 Whittemore Street.

Stephen Adams, Attorney, 158 Street, Putnam, CT 06260, represented the applicant stating that the applicant is requesting renewal of an existing permit. He stated they are working in Phase 1, 71,000 cubic yards was removed last year, and a lesser amount is anticipated to be removed this year. Applicant hopes to close in the next year or two. It is also the applicant's intention to submit a proposed subdivision plan within the next year. He also plans to submit a preliminary plan for review by the Commission within the next six months to obtain their guidance.

John Rice moved and Randy Blackmer seconded the motion to approve PZC Application #22-18 for a gravel permit renewal. Hearing no further discussion, a “Yes” vote will approve PZC Application #22-18 and a “No” vote will not approve.

Alvan Hill-Yes

Ray Williams-Yes

Dave Poplawski-Yes

Joseph Parodi-Brown-Yes

Michael Krogul-Yes

Charlene Langlois-Yes

Randy Blackmer-Yes

Jane Salce-Yes

John Rice-Yes

John Lenky-Yes

PZC Application #22-18 is approved.

PZC Application #22-21 – Applicant Richard Desrochers dba J.& J Construction, LLC, property Owner Richard Desrochers, 484 & 486 Quaddick Town Farm Road, Map 158, Block 20, Lot 8, Zone RRAD, for a Gravel Operation Permit Renewal, finish phase 1. Zoning Regulations 2012, Article IX, Section 5, Gravel Banks/Earth Removal.

Richard Desrochers stated gravel operation is still in the process of completing the first phase. The site is progressing to completion of Phase 1 to prepare for site development. He expects Phase 1 to be completed in approximately 3 months and once completed, he will begin Phase 2, the final phase. A video of the site and photos were reviewed. ZEO visited the site and commented that she noticed an amazing difference as it was cleaned up nicely.

Alvan Hill moved and Michael Krogul seconded the motion to approve PZC Application #22-21. Hearing no further discussion, a “Yes” vote will approve PZC Application #22-21 and a “No” vote will deny.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Charlene Langlois-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

John Lenky-Yes

Joseph Parodi Brown-Yes

PZC Application #22-21 is approved.

PZC Application #22-22 – Applicant and property owner Sandra Sarucia of 36 Pompeo Rd, Map 61, Block 59, Lot 22, Zone RRAD, requesting a Permit with Commission Site Plan Review to:

1. Operate a Bed & Breakfast establishment, Article 4A RRAD,, Section 2 Table of Permitted Uses, #8, in the existing residential structure which has a separate efficiency apartment with separate entrance door.
2. Revive the previous Agriculture (livestock) use under Article 4A RRAD – Section2 Table of Permitted Uses #5 complying with Article 4A, Section 4d. Livestock.

Site Plan application contained the applicants' written summary of use. Request complies with the Table of Permitted Use #5 Agricultural Livestock existing and #8 Country Inns/Bed and Breakfast Establishments now requires a Permit with Site Plan Review. A Check List of required compliance and requested waivers according to Article 3A, Section 4 A and B were discussed. Previous owner of the property had livestock on the property and applicant is just continuing that use and complies with the Article 4A, Section 4D. She would also like to have poultry. A secondary piece to this application is to have a bed and breakfast. She has an area of her home that has its own bathroom, living space and separate entrance which she would like to rent out for short term rentals. Water quality has been retested and a filtration system has been put in. Septic system has been repaired and approved.

Randy Blackmer moved and Michael Krogul seconded the motion to Approve PZC Application #22-22 pending verification of approval by NEDH for a bed and breakfast and livestock.

Discussion on PZC Application #22-22: Waivers were discussed

Michael Krogul moved and Jane Salce seconded the motion to approve the waivers suggested by the ZEO. Hearing no further discussion, a voice vote was taken. All in favor say “I” and no one was opposed.
The motion to approve the waivers passed.

Randy Blackmer moved and Michael Krogul seconded the motion to Approve PZC Application #22-22 pending verification of approval by NEDH for a bed and breakfast and livestock. Hearing no further discussion, a “Yes” vote will approve PZC Application #22-22 and a “No” vote will not approve.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

Charlene Langlois-Yes

John Rice-Yes

Dave Poplawski-Yes

Randy Blackmer-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

PZC Application #22-22 is approved unanimously.

6. Old Business:

a. 377 Brandy Hill Rd – Seasonal Country Inn – grandfathered?

Communication between Jessica Deary, owner of 377 Brandy Hill, and her Attorney concerning the question of the Air B&B being a non-conforming use to the current Zoning Regulations. Justification of applicant's representative is the dwelling was used as an Air B&B before Ms. Deary purchased the property.

Attorney Madeline Smith representing the homeowner of 377 Brandy Hill Road stated she was addressing the Commission not for a voting purpose just for an enlightening purpose. She stated her client purchased the home in 2019 under the 2012 Regulations which required a country inn and a bed and breakfast to have an owner occupation requirement. In 2019 the Deary's began listing their property, as a landlord, using a single-family dwelling as a platform to advertise for a tenant. House is not owner occupied. Attorney Smith stated that her client is a pre-existing non-conforming use, using their property as a single-family dwelling and continue to use it this way before the regulations were revised in 2020. The client's position is it did not fit within the regulations as a country inn or a bed and breakfast as it is a single-family dwelling with a single set of utilities being used. The only difference is the people using it are only there for a short term. The use of an Air B&B platform doesn't change the relationship that her clients maintain with their tenants.

Brian Santos recused himself because he is a neighbor.

Discussion followed on 377 Brandy Hill Road: Septic is okay still a single-family home, sized by the number of bedrooms in the home. The Deary's are grandfathered. A complaint was also discussed about the septic.

Commission agreed It's a rental, and they can rent their home.

Agenda Change:

Joseph Parodi-Brown moved and Jane Salce seconded the motion to amend the agenda to add 7c to New Business. A "Yes" vote will amend and a "No" vote will not amend.

**Randy Blackmer-Yes
Charlene Langlois-Yes
Michael Krogul-Yes
Joseph Parodi Brown-Yes**

**Dave Poplawski-Yes
Ray Williams-Yes
Alvan Hill-Yes**

**John Rice-Yes
Jane Salce-Yes
John Lenky-Yes**

7. New Business:

- a. Spicer Energy Services – Preliminary discussion of Proposal of Propane Gas Business at Reardon Road. Location of the lot 299 Reardon Road with a shared driveway. Bill Cummings, Director of Special Projects, 15 Thames Street, Groton, CT and Paul Manocchio of Spicer Energy propose to store 2-30,000-gallon tanks, filled by SP Transport, owned by Spicer. Also, on site would be 2 Propane delivery trucks and residential and commercial propane tanks ranging in size from 50 gallons up to 2000 gallons on skids. They plan to add 1 or 2 service vehicles down the road. They would like to purchase the trailer on the property and use it as an office/showroom. It's a Hazmat business and the Fire Marshall has been contacted. Applicant showed a screen shot of the proposed site and questioned if the 1 ½ acre property at 299

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Reardon Road is a viable investment for them. They are looking for storage for the business to link Grafton, MA to Salem, MA. HASMAT business and transport is by their own trucks. No outside vendors are used. Propane distribution is not an included use. Frontage into the property was discussed and ample frontage is available on Reardon Road where they can cut their own driveway into the property. Property will be fenced and coded. No retail is planned. The only smell is vapor when filling tanks or trucks. It is not constant.

The question before the Commission is this: Is this request a use that is consistent with the use of the district and the Commissioners agreed that it is a viable proposal.

- b. 0 Sunnyside Ave-request for confirmation of an approved building lot. Attorney for the seller wants the current ZEO to compose communication to be entered into the deed agreeing that this is a building lot. Since this is a request the ZEO is not familiar with, she asked the PZC Commission to vote to approve that request.

Max Candidas spoke and confirmed it is a lot of record, a building lot, combined by J & D Civil Engineering into one lot at the request of Marla Butts. He agreed to combine the two lots in order to get a Wetlands Permit from Marla Butts to make it a buildable lot, however Marla Butts didn't see it in the deed that he combined the two lots. Daniel from J & D has been in touch with Marla Butts regarding this matter. ZEO needs perk testing results, septic and well approval from the owner. Max Candidas will get all this information to the ZEO on July 5, 2022 so she can sign the requested paperwork.

- c. 25 Wrightson Drive, Map 143, Block 17, Lot 11A, Zone Lake District
Requesting a waiver for a 200 square foot structure in the front of the house from Article 4G, Section 3, General Development Standards, Accessory Structure.
Dave Poplawski moved and Michael Krogul seconded the motion to approve the waiver for a 200-foot structure in the front of the house. Hearing no further discussion, a "Yes" vote will approve the waiver and a "No" vote will deny.

**Randy Blackmer-Yes
Charlene Langlois-Yes
Michael Krogul-Yes
Joseph Parodi Brown-Yes
Waiver is approved.**

**Dave Poplawski-Yes
Ray Williams-Yes
Alvan Hill-Yes**

**John Rice-Yes
Jane Salce-Yes
John Lenky-Yes**

8. Citizens Comments-None

9. Approve Minutes

- a. May 23, 2022 Regular Meeting Minutes

Michael Krogul moved and Jane Salce seconded the motion to approve the Minutes of May 23, 2022. Hearing no discussion, a "Yes" vote will approve the Minutes of May 23, 2022 and a "No" vote will not.

**Randy Blackmer-Yes
Charlene Langlois-Yes
Michael Krogul-Yes
Joseph Parodi Brown-Yes
Minutes of May 23, 2022 are approved**

**Dave Poplawski-Abstain
Ray Williams-Yes
Alvan Hill-Yes**

**John Rice-Yes
Jane Salce-Yes
John Lenky-Yes**

10. Applications Received After Agenda Posted-None

11. Reports of Officers and Staff
a. Planners Report

Update on Subdivision Regulations project - discussion regarding hiring an engineering firm to consult on the road design & construction appendix.

The following three proposals were received regarding the proposed language related to roadway design and construction standards:

- CHA, 101 East River Drive, East Hartford, CT 06108-\$4,500
 - Freeman Companies, 36 John Street, Hartford CT 06106-\$4,080
 - J & D base \$3,600 with a \$1,000 ad on for graphic renderings
- Ray Williams moved and Randy Blackmer seconded the motion to contract with J & D Civil Engineering for Subdivision Regulation consulting work. Hearing no discussion, a Voice Vote was taken. All in Favor said I. Vote was Unanimous.**

John Race moved and Jane Salce seconded the motion to authorize spending \$1,000 from the 2022-2023 budget from Professional Services. Hearing no discussion, a Voice Vote was taken. All in Favor said I. Vote was Unanimous.

- b. ZEO Memo
- c. Town of Thompson Budget Reports May 2022

12. Correspondence

- a. Minutes: Zoning Board of Appeals June 13, 2022 – Meeting Cancelled
- b. Northeast Site Solutions – Siting Council Exempt Modification Application – 38 Rich Rd, T-Mobile is requesting an exempt modification for an existing tower at 38 Rich Road. T-Mobile currently maintains nine antennas at the 149-foot level of the existing 149-foot monopole tower. The property is owned by the Town of Thompson and the tower is owned by SBA. T-Mobile intends to replace 6 antennas. The new antenna would be installed at the 149-foot level of the tower. The proposed modification will not result in an increase in height of the existing tower, will not require the extension of the site boundary, will not increase noise levels at the facility, will not increase radio frequency emissions, will not cause a change or alteration in the physical or environmental characteristic of the site and the existing structure, and its foundation can support the proposed loading.
- c. Northeast Site Solutions – Siting Council Tower Share Application – 720 Thompson Rd Dish Wireless LLC proposes to install 3 600/900MHz 5G antennas and six RRUs at the 131-foot level of the existing 156-foot monopole tower, one Fiber cable will also be installed. Dish Wireless LLC equipment cabinets will be placed within a 7' x 5' lease area within the fenced compound. Included are plans by NB+C, dated January 5, 2022, Exhibit C. Also included is a structural analysis confirming the existing tower is structurally capable of supporting the proposed equipment. The facility was approved by the Connecticut Siting Council, Docket No. 157 on March 16, 1993. The proposed modification will not result in increase in height of the existing structure, increase of the site boundary, increase in noise levels by 6 decibels or more, will not increase radio frequency emissions.
- d. Crown Castle - Siting Council Exempt Modification Application – 720 Thompson Rd

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All contents of applications are filed in the Zoning Office. All calculations performed for this analysis yielded results that were within the allowable limits for general population exposure to RF Emissions.

- e. Town of Thompson Commissions, Committees and Area Agencies Meeting Schedule
- f. Town of Webster Zoning Board Public Hearing Notice
- g. Town of Douglas Planning Board Notice of Public Hearing

- h. Town of Douglas Planning Board Notice of Public Hearing
- i. Town of Douglas Notice of Public Hearing

13. Signing of Mylar-None

14. Citizens Comments-None

15. Review of ZBA Applications-No 6/13/2022 Meeting

16. Commissioners Comments

Charlene Langlois suggested changing the agenda to Agenda to hear applicants sooner in the meeting. The Chairman stated that the agenda is set by Bylaws which will be revisited in November, however until then the Commissioners can make a motion at the beginning of the meeting to move them forward on the agenda. He will develop a change and bring it to the Commissioners at the July meeting.

Dave Poplawski-questioned if the waiver for the slope of the gravel operation for Strategic Commercial Realty was requested and it was noted that it was not, therefore the ZEO will remind them to ask for it next year when they come before the Commission to renew their gravel permit. Fencing was also discussed.

Brian Santos paint ball operation continues-cease and desist? ZEO stated it is not a business. He also questioned the barb wire fence at 1036 Thompson Road. The ZEO will follow up.

Alvan Hill questioned if the Hany Youssef was one of 37 approved for a cannabis license from the State of Connecticut.

Michael Krogul asked about future cannabis facility applications.

Planner commented that the Zoning Regulations are working the way they were intended because people are not appealing the Planning and Zoning Commission decisions.

17. Next Meeting:

- a. PZC Regular Meeting July 25, 2022, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

18. Adjournment

Jane Salce moved and John Lenky seconded the motion to adjourn. Meeting adjourned at 10:57 pm.

Respectfully Submitted, Gloria Harvey, Recording Secretary