



TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive
P.O. Box 899
North Grosvenordale, CT 06255
PHONE: 860-923-9475
E-MAIL: zeo@thompsonct.org
planner@thompsonct.org
WEBSITE: www.thompsonct.org

Minutes – PZC Regular Meeting

Monday, July 25, 2022, at 7:00 PM

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

p. 1 of 6

Topic: PZC Regular meeting

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

Join Zoom Meeting

<https://us02web.zoom.us/j/85054492542?pwd=Y1dHLzNtczlnVGttRWw0UitjM25BQT09>

Meeting ID: 850 5449 2542

Passcode: 987223

One tap mobile

+16469313860,85054492542#,,,,*987223# US

+19292056099,85054492542#,,,,*987223# US (New York)

Zoom:

<https://us02web.zoom.us/rec/share/0K8xvhh7Ajk-hrCynlLwyIDA945Ck2sPwNYTy9laAva2Y-dxUo1KJu648DKwZ9vy.B3k-juq3CkkJENP?startTime=1658790008000>

Passcode: @56vgZMq

YouTube:

https://www.youtube.com/watch?v=c_-Pa9Q0RJg

1. Call to Order-The Vice Chairman called the meeting to order at 7:00 pm.
Vice 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

<i>Michael Krogul</i>	<i>John Rice</i>	<i>Dave Poplawski</i>
<i>Randy Blackmer</i>	<i>Ray Williams</i>	<i>Alvan Hill</i>
<i>Kies Orr</i>	<i>John Lenky-via Zoom</i>	<i>Brian Santos</i>

Charlene Langlois
Seating: Brian Santos seated for Joseph Parodi-Brown, Kies Orr seated for Jane Salce
Absent: Joseph Parodi-Brown, Jane Salce, Robert Werge Sr.
Staff Present: Cindy Dunne, ZEO; Tyra Penn-Gesek, Planner, Gloria Harvey, Recording Secretary
3. Public Hearing-None
4. Discuss Public Hearing and Possible Action-None
5. Citizens Comments
Bill Warner, Lowell Davis Road, spoke on Zoning of properties in Thompson and citizen notification.
6. Approve Minutes:
 - a. June 27, 2022 Regular Meeting Minutes
John Rice moved and John Lenky seconded the motion to approve the Minutes of June 27, 2022.

Discussion on the motion to approve the Minutes of June 27, 2022. The following corrections were made:

Planning and Zoning Regular Meeting Minutes July 25, 2022

p. 2 of 6

p. 1, #3 change 274 Riverside Drive to 272 Riverside Drive; p. 3, bullet 22, change to excavation rock; last bullet point, add physical operation; p. 4 change Jack Briggs to Jeffery Briggs; #16 Charlene Langlois scratch to agenda.

John Rice amended his motion and John Lenky seconded the motion to amend to approve the Minutes of June 27, 2022 and accept the corrections. Hearing no further comments or corrections, the Vice Chairman asked for a voice vote and the motion to approve the Minutes of June 27, 2022 with corrections passed unanimously.

7. Applications

1. PZC #22-23 Applicant Cheryl Popiak property owner of 1267 Thompson Rd, Map 116, Block 24, Lot 16A, Zone LD, request to add 1 addition apartment for a total of 4 apartments, according to Town of Thompson Zoning Regulations Article 4G, Lake District, Section 2-8.

Dave Poplawski moved and Michael Krogul seconded the motion to accept PZC Application #22-23 for a Public Hearing on August 22, 2022. The Vice Chairman asked for a voice vote and the motion to accept PZC Application #22-23 for a Public Hearing on August 22, 2022 passed unanimously.

2. PZC #22-24 Applicant Lavallee Construction, LLC, 0 Donovan Drive, Map 3, Block 80, Lot 2D, Zone RRAD requesting re-subdivision from 1 lot to 2 lots, 2 acres, according to Town of Thompson Sub-division Regulations Article III Section 4A-1.

John Rice moved and Alvan Hill seconded the motion to accept PZC Application #22-24 for a Public Hearing on August 22, 2022. The Vice Chairman asked for a voice vote and the motion to accept PZC Application #22-24 for a Public Hearing on August 22, 2022 passed unanimously.

3. PZC #22-25 Applicant Lavallee Construction, LLC, 0 Donovan Drive, Map 3, Block 80, Lot 2D, Zone RRAD requesting re-subdivision from 3 lots to 4 lots, 4.2 acres, according to Town of Thompson Subdivision Regulations Article III Section 4A-1.

John Lenky moved and Ray Williams seconded the motion to accept PZC Application #22-25 for a Public Hearing on August 22, 2022. Hearing no further discussion, a "Yes" vote will accept PZC Application #22-25 for a Public Hearing on August 22, 2022 and a "No" vote will not.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Charlene Langlois-Yes

Ray Williams-Yes

Brian Santos-Yes

Michael Krogul-Yes

Alvan Hill-Yes

John Lenky-Yes

Kies Orr-Yes

4. PZC #22-26 Applicant Neil P. LLC, owner of 520 Riverside Drive, Map 85, Block 95, Lot 10/A Zone DMRD requesting a Special permit, to operate a Car Wash (Motor Vehicle Services), Article 4F DMRD Section 2 #20.

John Rice moved and John Lenky seconded the motion to accept PZC Application #22-26 for a Public Hearing on August 22, 2022. Hearing no further discussion, a "Yes" vote will accept PZC Application #22-26 for a Public Hearing on August 22, 2022 and a "No" vote will not.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Charlene Langlois-Yes

Ray Williams-Yes

Brian Santos-Yes

Michael Krogul-Yes

Alvan Hill-Yes

John Lenky-Yes

Kies Orr-Yes

5. PZC #22-27 Applicant Lavallee Construction, LLC, 0 Lavallee Lane Map 3, Block 80, Lot 2Z – 2AH, Zone RRAD requesting subdivision for 9 lots according to Town of Thompson Subdivision Regulations Article III, Section 4A-1 and Article III Section 4.

Planning and Zoning Regular Meeting Minutes July 25, 2022

p. 3 of 6

The 31-lot subdivision on 67 acres of land, 22 lots have been developed or are in the process of development. The remaining area consists of Lavallee Lane and 9 lots. The 10-year renewal option has expired per state statute and applicant is applying for a subdivision permit for the remaining 9 lots on Lavallee Lane.

Subdivision Regulations, Article III, Section 4 A requests a public hearing for 4 lots or more. Article III Section 4 – states “The Commission may waive the application fee for submission or a revision of a previously approved subdivision when such revision does not constitute a re-subdivision. Applicant submitted communication from the Wetlands and NDDH showing approval for continued development in the subdivision.

Lot numbers were questioned and discussed. Janet Blanchette stated that the design has not changed.

John Rice moved and Alvan Hill seconded the motion to accept PZC Application #22-27 for a Public Hearing on August 22, 2022 and to include discussion of whether or not to waive the fee as part of that meeting. Hearing no further discussion, a “Yes” vote will accept PZC Application #22-27 for a Public Hearing on August 22, 2022, and a “No” vote will not.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Charlene Langlois-Yes

Ray Williams-Yes

Brian Santos-Yes

Michael Krogul-Yes

Alvan Hill-Yes

John Lenky-Yes

Kies Orr-Yes

8. Applications Received after agenda posted-None

9. Reports of Officers and Staff

a. Planners Report

- Update on Subdivision Regulations Project
J&D Civil Engineering has been hired to work on road construction standards. Work on this is in progress.
- Introduction of discussion guide for annual update of Zoning Regulations
This discussion guide is formatted to follow the same order as the latest edition of the Thompson Zoning Regulations, in as far as possible. Anything that is applicable to the whole document will follow the comments on the specific items. The topics included for consideration by the PZC for this year’s update are largely based on four sources: recommendations passed up by the Agriculture Commission related to the regulations for Household Domestic Fowl, Livestock and certain provisions in the section pertaining to the RRAD; comments provided by the Wetlands Agent and Janet of J&D Civil Engineering, particularly on the topic of net buildable area; observations by the ZEO regarding certain procedural inefficiencies she has encountered with the current requirements, especially as pertains to Site Plan Review by the Commission; and questions raised by the consultant working on the online codification project.
The consultant on the online codification project has already posed several grammatical and logistical questions which Tyra was able to clear up. The 2 remaining questions are those which require a decision by the PZC. Target date for completion is the end of September. The Commissioners unanimously agreed to schedule a subcommittee meeting to discuss separately before the Public Hearing. ZEO will prepare additional commentary, and Tyra will send out a doodle poll to check Commissioner availability for the subcommittee meeting. Following the subcommittee meeting she will publish the draft for public review. A vote will be taken at the August 22, 2022 meeting to vote to move it forward to a Public Hearing in September.

Janet Blanchette, J & D Civil Engineering suggested Net Buildable Area definition:

Planning and Zoning Regular Meeting Minutes July 25, 2022

p. 4 of 6

Net Buildable Area—Contiguous area of land that is at least 50 feet wide not containing wetlands, watercourses, conservation easements or areas waterward of the 100-year flood boundary as delineated by the Federal Emergency Management Agency.” It is Janet Blanchette’s understanding that the concept of net buildable area that is being proposed will only apply to new subdivision lots and not affect density for multifamily or duplex structures.

b. ZEO Memo

Referencing comments or questions after the Public Hearing closes, which was brought up at the June PZC regular meeting, the ZEO contacted Town Attorney for his legal opinion. He replied “Once the Public Hearing is closed the Commission shouldn’t be engaging in dialogue with anyone. If there is a specific question or item that needs to be clarified, the ZEO or Planner, as staff, may be able to intermediate between the applicant and the Commission to get an answer. But it is a slippery slope for having the members have a conversation with them and not allowing the public to participate.” The ZEO will forward a copy of the Town Attorney’s response to the Commission members in their next packet and discuss with Mr. Tom Hennick, from FOI, seeking his opinion.

The ZEO stated that complaints are generally sent to her via email and this particular email referred to a structure on Lowell Davis Road that was housing poultry. The ZEO addressed Mr. Warner’s question regarding what happens when a person has a complaint. She apologized for the misunderstanding that it was not a complaint, it was just an inquiry, and if there was any discussion it was with staff. She further stated that raising chickens and selling eggs is a hobby and is not regulated by anyone.

c. Town of Thompson Budget Reports June 2022

First month of new fiscal year only expenditures were ZEO and clerical salaries.

10. Correspondence:

- a. Minutes: Zoning Board of Appeals July 11, 2022 – Meeting Cancelled
- b. Town of Webster Notice of Planning Board Decision
- c. Town of Douglas Notice of Public Hearing
- d. Connecticut Federation of Planning and Zoning Agencies-John Rice suggested Commissioners read this publication.

11. Signing of Mylar:

12. Old Business:

- a. Review of PZC 22-15, 0 West Thompson Rd Gravel Operation Approval Conditions
The ZEO distributed Gravel Operation Permit conditions on PZC Application 22-15, which included Harry Heller’s comments. ZEO suggested putting off the approval of the conditions to the August meeting. Hearing no further discussion or objection from the Commissioners it was unanimously agreed to postpone approval to next month.

Tyra, commented on the unreliability of the Postal System to deliver the packets to the Commissioners in a timely manner prior to the meeting, and suggested that the packets be placed in the Town Clerk’s office, as the Town Hall is open until 6:00 pm on Thursdays, for the Commissioners to pick up. Commissioners expressed agreement to this idea.

13. New Business

a. 4 Watson Rd – Non-Conforming Business Use discussion-RRAD District

Proposal by Edward Bernier, Cove Marine, specializing in pontoon repair and restoration. Proposal includes replacing wood decks, vinyl and carpet, flooring, electrical work including lights, wiring, electronics, and stereo installations, etc. Also proposing pontoon boat hauling, pickup and delivery, boat winterizing, shrink wrapping and storage, and pontoon boat sales in the near future.

4 Watson Road was previously a business and the amended regulations state:

[Article 2, Section 10 Non-Conforming Buildings, Uses and Lots](#)

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

Edward Bernier, prospective buyer of 4 Watson Road, stated his purpose in meeting with the Commissioners this evening is to determine if his proposed use is less intensive than what was there before.

ZEO met with Global, who represents the owner of 4 Watson Road. He asked the ZEO if the Ordinances in the Town say anything about remediation on environmentally soiled land. The ZEO researched the Ordinances and stated that there was nothing there. The ZEO called DEEP and is waiting for a response from them about the contamination of the soil. She also stated that we don't have any regulations that regulate pulling tanks out and Mr. Bernier stated that the tanks have already been removed. Her research is ongoing.

A motion was made to accept Mr. Bernier's use for 4 Watson Road as a non-conforming use less intensive than the previous use. A roll call vote was requested.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Charlene Langlois-Yes

Ray Williams-Yes

Brian Santos-Yes

Alvan Hill-Yes

John Lenky-Yes

Kies Orr-Yes

Michael Krogul-Abstain and changed his vote to Yes once his question about safe cleaning products was answered. Mr. Bernier stated the products he uses are water soluble.

b. 175 Hill Rd – Meeghan Cleary discussion of accessory dwelling unit

Regulations Definition state:

Accessory Dwelling Unit (ADU)—An independent, detached, and self-contained housing building on a residential lot **that is subordinate in size to the primary dwelling**. The provisions for ADUs in the Town of Thompson are found in **Article 4, Section 4, 1** of these Regulations.

Commissioners referenced the property card and Map GEO of property.

Property Owner is looking to build an accessory dwelling unit on property larger than the existing dwelling unit.

She is requesting the existing unit be defined as the accessory dwelling unit.

The Dwelling Unit will be in front of the existing structure.

Exiting Unit– 2208 square feet

New Unit – new dwelling unit – 3200 square feet

Property has 15 acres.

Discussion among the Commissioners stated that the proposal didn't look unreasonable. Property sits 1000 feet back from the road. Wetlands were discussed. ZEO will tell applicant to go ahead with her plans.

c. Proposed change to order of agenda items

1. Call to Order

2. Roll call, Seating of Alternates

Planning and Zoning Regular Meeting Minutes July 25, 2022

p. 6 of 6

3. Public Hearing
4. Discuss Public Hearing and Possible Action
5. Citizens' Comments
6. Applications
7. Applications Received After Agenda Posted
8. Old Business
9. New Business
10. Approval of Minutes
11. Reports of Officers and Staff
12. Correspondence
13. Signing of Mylars
14. ZBA Review
15. Citizens' Comments
16. Commissioners' Comments
17. Next Meeting
18. Adjournment

John Rice suggested placing the Proposed Changes to the order of the agenda be placed on the agenda for the August meeting. Discussion on this will take place at the next meeting.

14. Citizens Comments
Bill Warner, Lowell Davis Road, asked if an auxiliary building was limited by the number of bedrooms. He was informed it is a Health Department issue.
15. Review of ZBA Applications-No 7/11/2022 Meeting
16. Commissioners Comments
17. Next Meeting:
 - a. PZC Regular Meeting August 22, 2022, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255
18. Adjournment
John Rice moved and Brian Santos seconded the motion to adjourn. The motion carried unanimously.

Respectfully Submitted,
Gloria Harvey, Recording Secretary