



TOWN OF THOMPSON

Planning & Zoning Commission

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Minutes – PZC Regular Meeting

Monday, August 22, 2022, at 7:00 PM

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

Join Zoom Meeting

<https://us02web.zoom.us/j/81162123275?pwd=a3RwNEtpbGNpQTdNT0lZZnVYVzI2dz09>

Meeting ID: 811 6212 3275

Passcode: 152620

Dial by your location

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Zoom link:

https://us02web.zoom.us/rec/share/gLZZ3YGDdT7Phz7wQcrpxg8Y4mgZnqfPp-3QO5YALJorhf3jfIM9_IONcKm-TCK.cmUldGJL-r8zctSM?startTime=1661209205000

Passcode: x%xVFHW5

<https://www.youtube.com/watch?v=VrvCPz7NUt0>

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. Pledge of Allegiance

2. Roll Call, Seating of Alternates

Michael Krogul

John Rice

Dave Poplawski

Randy Blackmer

Ray Williams

Alvan Hill

John Lenky

Brian Santos

Jane Salce

Charlene Langlois

Joseph Parodi-Brown

Kies Orr-Via Zoom

Seating: None

Absent: Robert Werge Sr

Staff Present: Cindy Dunne, ZEO; Tyra Penn-Gesek, Planner, Gloria Harvey, Recording Secretary via Zoom, Ex-Officio Member, Amy St. Onge, First Selectman via Zoom

Joseph Parodi-Brown moved to amend the agenda and move PZC Applicant #22-31 to Item 3 due to applicant being under the weather and move everything down on the agenda by one digit. Randy Blackmer seconded the motion. Hearing no discussion, a “Yes” vote will approve moving PZC Application #22-31 to Item 3 and a “No” vote will not approve.

Randy Blackmer-Yes

John Lenky-Yes

Dave Poplawski-Yes

John Rice-Yes

Charlene Langlois-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

Joseph Parodi-Brown-Yes

John Lenky moved to move PZC Application #22-24, PZC Application #22-25 and PZC Application #22-27 into one discussion. Alvan Hill seconded the motion.

Discussion on the Motion: Joseph Parodi-Brown commented that he believes it would not be proper to have three separate Public Hearings on three separate applications combined into one discussion. John Rice asked how questions on each application would be handled. John Lenky commented that there is one applicant and one engineer. The Chairman agreed, however, he didn't think it appropriate to combine them into one discussion.

Hearing no further discussion, a “Yes” vote will combine PZC Application #22-24, PZC Application #22-25 and PZC Application #22-27 into one Public Hearing and a “No” vote will not combine.

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Randy Blackmer-No

John Rice-No

Jane Salce-No

Joseph Parodi-Brown-No

Motion to combine is defeated 8-2.

John Lenky-Yes

Charlene Langlois-No

Michael Krogul-No

Dave Poplawski-No

Ray Williams-No

Alvan Hill-Yes

3. Application

PZC #22- 31 Application Applicant and owner Patricia Rudzinski, 0 Labby Rd, Map 95, Block 27, Lot 17, Zone RRAD gravel operation renewal permit.

Inactive Gravel Operation. Zoning Regulations 2012, Article IX, Section 5, Section F, requires yearly renewal if operation is not reclaimed. Bond is in place. Copy of Inland/Wetlands Permit extension is in record. Applicant is requesting fee to be waived.

John Rice moved and Dave Poplawski seconded the motion to approve PZC Application #22-31 for an additional year and waive the fee. Hearing no discussion, a "Yes" vote will approve PZC Application #22-31 for an additional year and waive the fee and a "No" vote will not approve.

Randy Blackmer-Yes

John Rice-Yes

Jane Salce-No

Joseph Parodi-Brown-Yes

John Lenky-Yes

Charlene Langlois-Yes

Michael Krogul-No

Dave Poplawski-Yes

Ray Williams-Yes

Alvan Hill-Yes

PZC Application #22-31 is approved by a vote of 8-2.

4. Public Hearing

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.

Upon purchase of the property Ms. Popiak is in the process of updating the property:

- Septic System was replaced to accommodate 4-bedroom units.
- Existing storage shed was removed, and replaced with 25% footprint increase, according to Zoning Regulations **Article 2, Section 10-4.**
- Existing one unit rental, facing North, right of property was removed and replaced with 25% footprint increase, according to Zoning Regulations **Article 2, Section 10-4.** Previous Unit was 48 x 10 and now unit is 48 x 12.

Applicant is requesting according to Zoning Regulations **Article 4G. Lake District, Section 2-8** an additional fourth unit, Special Permit.

Property is .421 acres, Zoning Regulations **AG4, Section 3-A requires 4500 for lot development.** 4 units covers .41 sq ft of property.

Sign was posted, certified receipts of abutters notification letter are in the record.

Zoning Regulations Article 3A, Sections A, B, and C-all requirements that apply to this application are in compliance. **Note on Requirements:** no disruption to the existing drainage system beyond extending the crawl space in new unit and 3 Security lights installed, 1 on each side of units and 1 in the back of unit. Still under construction and CO has not been issued and will not be until all inspections have been approved. ZEO distributed colored photos of the site for this application.

Cheryl Popiak. 2 Leon Street, Thompson, CT-Ray Williams questioned the 4th apartment and Ms. Popiak replied the 4th apartment has been existing since 1996 in the rear of the property. The applicant is moving into one of the units, her son-in-law is living in the basement apartment (the apartment she spent \$7,000 to evict the tenant that lived there previously who threatened her) and units A & B are occupied by long term renters who have no plans to move. Cheryl Popiak is a certified Landlord in MA, a Registered LLC, and she takes being a landlord very seriously plus her family will be living on the property. She further stated that since she became landlord, there have been no issues, no problems from Units A and B, except a little noise during construction.

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John Giza, 1261 Thompson Road, abutter, distributed a petition signed by abutters, expressed concern about future renters, questioned the location of property in the lake district, believes it is not a good fit for the neighborhood and that it should remain a 3-family rental. He also expressed concern about the safety of neighbors, noise, no access to police, and concern about this property being sold in the future. In reply to his question on why the property is in the lake district, the ZEO replied when the property was rezoned in September 2020 it fell into the lake district. She also added that there is a footpath to the lake.

David Miller, 1300 Thompson Road, David Miller, expressed concern about traffic, lot size and commented about the type of residents who occupied these apartments in the past and stated 3 apartments are enough.

Sheila Burns, 1258 Thompson Road, expressed concern about traffic, accidents, speeding, no access to police and stated three apartments are enough. She also commented on better notification to citizens.

Tom Miller, 9 Becola Road, expressed concern about size of the lot and wetlands. The ZEO showed him the wetlands approval.

Brenda Romanek, 131 Pasay Road, expressed concern about danger of pulling out of the driveway, increasing traffic and accidents. She also commented on the property in the Lake District, better notification to abutters in areas that are affected. She asked about how the footprint was determined, and Tyra replied that when the lake district was configured when doing the update to the regulations, she consulted the Wetlands Agent and the Conservation Agent at the time, and asked them to draw an appropriate footprint around the two lakes of concern that would meet some of the problems that they were trying to solve such as historically small lots, the fact that people consider the lake district as being desirable for vacations, and second homes while maintaining sensitivity about the waterfront areas, and the footprint they derived for us is what we used.

Abutter, Thompson Road, concerned about the septic system and its effect on his pool which is open to the town.

Joseph Parodi-Brown said he appreciates the concerns of citizens and commented that the Commission must view the application in front of them this evening and the Commission has to act on this application as currently zoned.

Valerie Clark, 105 Elm Road, referred to NDDH approval stating that there would be no bedroom in garage and asked for clarification. The chairman stated that the fourth apartment is not in the garage.

Michael Krogul asked if applicant has a deeded right of way onto the property and Cheryl Popiak replied yes she does have a deeded right of way as well as a footpath that goes to the water.

Bill Warner, Lowell Davis Road, commented that rezoning should involve citizen input and improvement of citizen notification.

Charlene Langlois, responded to the statement that people never had an opportunity to provide input and she stated the Commissioners worked for 2 years before COVID, posted the meetings, and only a few people expressed concern. She further stated that the Commission revisits these issues once a year to fix issues that are brought up and encouraged people to come forward and get involved.

Jane Salce stated that she is aware of problems and is sensitive to them, however, we should get back to the application in front of the Commission tonight. She asked about how the process of screening future tenants works, and the applicant replied she has a law office in Massachusetts who handles all the paperwork and she uses a leasing agent who chooses the rent, renter with no discrimination, as long as the renter meets her minimum criteria of credit score, job for a year, and good standing in society.

Michael Krogul moved and Jane Salce seconded the motion to close the Public Hearing on PZC Application #22-23. With no further discussion, a "Yes" vote will close the Public Hearing and a "No" vote will keep the Public Hearing open.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

Charlene Langlois-Yes

John Rice-Yes

Dave Poplawski-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

Randy Blackmer stepped away and did not vote on the motion to close the Public Hearing on PZC Application #22-23.

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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.

1. Sign is posted, certified receipts of abutters notification letter are in the record.
2. Wetlands approval email received.
3. All other site plan and sub-division regulations that apply to this application comply with requirements.
4. Reference J&D Civil Engineers, LLC Application Cover Letter, dated June 29, 2022, last paragraph stated copies of Thompson DPW approval and drainage calculations are in the town files from previous subdivision. ZEO checked the 18- 03 application record found the DPW approval. ZEO notified J&D Engineering to pull the drainage calculations which were presented at the meeting.

Janet Blanchette, J&D Civil Engineering represented the applicant Lavallee Construction. In the interest of saving time, she started with the common items for the PZC Applications #22-24, #22-25 and #22-27 Lavallee Construction has before the Commission tonight. She presented a plan showing the original subdivision with all 3 applications being shown. This 31-acre subdivision, zoned RRAD, was approved in 2007, renewed in 2018 and expired in 2021. The road is off Route 197, and it is paved through the binder course with people living there. The town is holding a bond, so the contractor is required to finish the road. A 25-acre open space area has already been provided along the Quinebaug River. All lots in the three applications have been approved by NDDH and have updated wetlands approval. A storm water report was prepared addressing the entire project. The drainage going out into the state road was approved by the state hydraulic engineer which is in the town's record.

PZC Application #22-24 is a re-subdivision with one lot subdivided into two lots.

Dave Poplawski moved and Michael Krogul seconded the motion to close the Public Hearing on PZC Application #22-24. Hearing no discussion, a "Yes" vote will close the Public Hearing on PZC Application #22-24 and a "No" vote will keep it open.

Randy Blackmer-Yes

John Lenky-Yes

Dave Poplawski-Yes

John Rice-Yes

Charlene Langlois-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

Joseph Parodi-Brown-Yes

Public Hearing on PZC Application #22-24 is closed.

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

1. Sign is posted, certified receipts of abutters notification letter are in the record.
2. Wetlands approval Inland/Wetlands Minutes approval received.
3. All other site plan and sub-division regulations that apply to this application comply with requirements.
4. Reference J&D Civil Engineers, LLC Application Cover Letter, dated June 30, 2022, last paragraph stated copies of Thompson DPW approval and drainage calculations are in the town files from the previous subdivision. ZEO checked the 18- 03 application record found the DPW approval. ZEO notified J&D to pull the drainage calculation which were presented at the meeting.
5. Common cultural artifacts-chips of flint-were found, and the state stated that there was no impact on this subdivision due to this finding.
6. Open space was addressed in original subdivision.

Janet Blanchette entered into the record the common portion from PZC Application #22-24.

Dave Poplawski moved and Charlene Langlois seconded the motion to close the Public Hearing on PZC Application #22-25. Hearing no discussion, a "Yes" vote will close the Public Hearing on PZC Application #22-25 and a "No" vote will keep the Public Hearing open.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

Charlene Langlois-Yes

John Rice-Yes

Dave Poplawski-Yes

John Lenky-Yes

Randy Blackmer-Yes

Joseph Parodi-Brown-Yes

Public Hearing on PZC Application #22-25 is closed.

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PZC #22-26 Applicant Neil Patelle. 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.

1. All site plan requirements that apply to this application are completed
2. LID and Driveway Permit pulled from PZC application 21-098 as requested by J&D Engineers.
3. Site is on public water and sewer.
4. Water Commission reviewed and approved this modified site plan.
5. Abutters were notified and a sign was posted on the site.
6. Location of car wash next to paper street.
7. Car wash will not affect any natural or historic resources.
8. Water supply was questioned, about 40 gallons per car, and Janet Blanchette confirmed that there is enough water.
9. No physical changes to the driveway

Janet Blanchette represented Neil Patelle, who wants to add a small car wash, and stated applicant needs a Special Permit in that zone. The car wash will use recycled water and whatever is left over will go into the sanitary sewer. Drainage easement received and no physical changes to the driveway.

Michael Krogul asked about the line to the sewer system and Janet Blanchette replied it will be connected to the municipal system.

Alvan Hill asked how much of the recycled water is going to be used on other vehicles and Janet Blanchette replied that it depends on which water company Mr. Patelle goes with.

David Poplawski questioned parking and vegetation and noise from air drying system. It was suggested some barrier be installed.

Dave Fournier, 542 Riverside Drive, expressed concern about the drainage easement that crosses his property. He said when the retention pond fills it goes across his property. Janet Blanchette designed a plan to add a new catch basin in the existing parking lot which will alleviate the problem.

Bethany Gammell, 3 Plum Road, questioned the hours of operation of the car wash, noise, and stated that it wasn't an appropriate place for the car wash. She also asked for consideration for the neighbors.

Ray Williams moved and Jane Salce seconded the motion to keep PZC Application #22-26 open until the September 26, 2022 PZC Regular Meeting. Hearing no discussion, a "Yes" vote will keep PZC Application #22-26 open until the September 26, 2022 PZC Regular PZC Meeting and a "No" vote will not keep it open.

Randy Blackmer-Yes

John Lenky-Yes

Dave Poplawski-Yes

John Rice-Yes

Charlene Langlois-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

Joseph Parodi-Brown-Yes

Public Hearing for PZC Application #22-26 is kept open until the PZC Regular Meeting on September 26, 2022.

PZC #22-27 Applicant Lavallee Construction, LLC, 0 Lavallee Lane Map 3, Block 80, Lots, 2AZ, 2AA, 2AB, 2AD, 2AF, 2AG, 2AH, 2AE, 2AC, Zone RRAD requesting subdivision for 9 lots according to Town of Thompson Sub-division Regulations Article III, Section 4A-1 and Article III Section 4.

1. Sign is posted, certified receipts of abutters notification letter are in the record.
2. Applicant is requesting a waiver of the Sub-division application fee.
3. Wetlands approval received.
4. NDDH approval received.
5. All site plan requirements that apply to this application comply with requirements.
6. Reference J&D Civil Engineers, LLC Application Cover Letter, dated June 30, 2022, last paragraph stated Copies of Thompson DPW approval and drainage calculations are in the town files from previous subdivision. ZEO checked the 18-03 application record found the DPW approval. J&D Engineering pulled the drainage calculations and presented them at the meeting.

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Janet Blanchette entered into the record the common portion from PZC Application #22-24. This is a new subdivision application and there have been no changes since 2007.

Michael Krogul questioned the cul-de-sac design. Janet Blanchette said it is 100-foot in diameter. John Rice asked about placement of snow and Janet Blanchette said it could be pushed into the island.

Michael Krogul moved and Alvan Hill seconded the motion to close the Public Hearing on PZC Application #22-27. Hearing no further discussion, a "Yes" vote will close the Public Hearing on PZC Application #22-27 and a "No" vote will continue the hearing.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

Charlene Langlois-Yes

John Rice-Yes

Dave Poplawski-Yes

John Lenky-Yes

Randy Blackmer-Yes

Joseph Parodi-Brown-Yes

Public Hearing on PZC Application #22-27 is closed.

5. Discuss Public Hearing and Possible Action

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.

Michael Krogul moved to approve PZC Application #22-23 and then withdrew his motion.

Alvan Hill moved and Michael Krogul seconded the motion to attach the Minutes of the August 22, 2022 meeting pertaining to Application PZC #22-23 including but not limited to the comments made by the citizens and any relevant information pertinent to this discussion during the Public Hearing be attached to the building file for the property at 1267 Thompson Road.

Discussion on Application #22-23-Randy Blackmer stated the address of this property should be corrected to read 1267 on the attachments. Brian Santos stated that 3 bedrooms are enough and one additional apartment should not be approved. He also questioned a parking layout and the Chairman responded that the property is not permitted as a commercial use, it is permitted as a residential use. Dave Poplawski commented that the neighbors spoke loudly against a fourth apartment, and he feels it should not be approved. Charlene Langlois stated she respected the position of the neighbors. Joseph Parodi-Brown commented that he is sympathetic to comments heard this evening, and unfortunately PZC Application #22-23 meets the requirements for the district it is located in.

Hearing no further discussion, a "Yes" vote will attach the Minutes of the August 22, 2022 meeting pertaining to Application PZC #22-23 including but not limited to the comments made by the citizens and any relevant information pertinent to this discussion during the Public Hearing be attached to the building file for the property at 1267 Thompson Road. and a "No" vote will not.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

Charlene Langlois-Yes

John Rice-Yes

Dave Poplawski-Yes

John Lenky-Yes

Randy Blackmer-Yes

Joseph Parodi-Brown-Yes

Joseph Parodi-Brown moved and Michael Krogul seconded the motion to approve PZC Application #22-23.

Discussion on the motion to approve PZC Application #22-23-Joseph Parodi-Brown moved to amend his motion to add the Certificate of Occupancy should not be issued without the subsequent approval of the NDDH placed in the record. Jane Salce commented that she is also sympathetic to both sides of this issue, however, the regulations are in place and the Commission has an obligation to follow them.

Joseph Parodi-Brown moved and Michael Krogul seconded the motion to amend his original motion to approve PZC Application #22-23 to include the condition that the Certificate of Occupancy not be issued without the subsequent approval of the NDDH is received and placed in the record. A "Yes" vote will approve PZC Application #22-23 with the following conditions: attach the Minutes of the August 22, 2022 meeting pertaining to Application PZC #22-23 including but not limited to the comments made by the citizens and any relevant information pertinent to this discussion during the Public Hearing be attached to the building file for the property at 1267 Thompson Road and

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include the condition that the Certificate of Occupancy not be issued without the subsequent approval of the NDDH received and placed in the record

Randy Blackmer-Yes

John Lenky-Yes

Dave Poplawski-No

John Rice-Yes

Charlene Langlois-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

Joseph Parodi-Brown-Yes

PZC Application #22-23 is approved with condition by a vote of 9-1

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.

Randy Blackmer moved and Alvan Hill seconded the motion to approve PZC Application #22-24. Hearing no discussion, a "Yes" vote will approve PZC Application #22-24 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

John Lenky-Yes

Randy Blackmer-Yes

Joseph Parodi-Brown-Yes

PZC Application #22-24 is approved unanimously.

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

Alvan Hill moved and Michael Krogul seconded the motion to approve PZC Application #22-25. Hearing no discussion, a "Yes" vote will approve PZC Application #22-25 and a "No" vote will deny.

Randy Blackmer-Yes

John Lenky-Yes

Dave Poplawski-Yes

John Rice-Yes

Charlene Langlois-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

Joseph Parodi-Brown-Yes

PZC Application #22-25 is approved unanimously.

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.

By unanimous consent of the Commissioners, PZC Application #22-26 is continued to September 26, 2022 PZC Regular Meeting.

PZC #22-27 Applicant Lavallee Construction, LLC, 0 Lavallee Lane Map 3, Block 80, Lots, 2AZ, 2AA, 2AB, 2AD, 2AF, 2AG, 2AH, 2AE, 2AC, Zone RRAD requesting subdivision for 9 lots according to Town of Thompson Sub-division Regulations Article III, Section 4A-1 and Article III Section 4 and a waiver of the Sub-division application fee.

Discussion on PZC Application #22-27-Michael Krogul approved of Application PZC #22-27 and as a condition of approval he suggested adding the applicant work with the Town's Public Works Department to discuss placement of the island and snow placement. The Commission authorized the Public Works Department to work with Lavallee Construction on this matter. John Rice stated that the fee should not be waived because it's a new application. Michael Krogul said he believes when any license expires you should have to pay a fee and by waiving the fee no one is being helped. Joseph Parodi-Brown stated that the wetlands application has not yet expired and NDDH approval has been reconfirmed.

The Chairman called for a roll call vote on whether to waive the Sub-division application fee on PZC Application #22-27 or not to waive the fee. A "Yes" vote will waive the fee and a "No" vote will not waive the fee.

Randy Blackmer-Yes

John Lenky-Yes

Dave Poplawski-Yes

John Rice-No

Charlene Langlois-Yes

Ray Williams-Yes

Jane Salce-No

Michael Krogul-Yes

Alvan Hill-Yes

Joseph Parodi-Brown-No

The motion to waive the Sub-division application fee as a proposed action carried by a vote of 7-3.

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Discussion followed regarding setting a benchmark of 6 months or 12 months on waiving fees, however no action was taken at this time.

Michael Krogul moved and Alvan Hill seconded the motion to approve PZC Application #22-27 with the condition the applicant works with the Town's Public Works Department to discuss placement of the island in the center of the cul-de-sac and the placement of snow and with a waiver of the subdivision application fee. Hearing no further discussion, a "Yes" vote will approve PZC Application #22-27 with the condition the applicant works with the Town's Public Works Department to discuss placement of the island in the center of the cul-de-sac and the placement of snow and with a waiver of the subdivision application fee, and a "No" vote will not.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

Charlene Langlois-Yes

John Rice-Yes

Dave Poplawski-Yes

John Lenky-Yes

Randy Blackmer-Yes

Joseph Parodi-Brown-Yes

PZC Application #22-27 is approved with conditions.

6. Citizens Comments

Janet Blanchette, 401 Ravenelle Road, commented on licence expiration.

Sally White, 308 East Thompson Road- commented on Northeast Site Solutions acquisition of a cell tower and antenna arrangements and suggested the town do serious due diligence regarding this matter. She further stated that it is critical for the town to have wireless communication regulations and to consider the best interests of the town citizens. She also questioned the financial integrity of Northeast Site Solutions and asked for the time and date their application was received and the Commission replied it was approved in 1998 and received in the office on August 1st.

Valery Clark, 105 Alm Road, commented that the document from the PZC Subcommittee Meeting was not posted for public comments on the website, communication with town's people needs improvement, suggested net buildable area should be added back in the regulations, and suggested that Marla's comments be adopted. She also commented on medium and large livestock, on restrictive and permissive models, and seating of alternates. She defined recuse as unqualified to perform legal duties because of conflict of interest or lack of impartiality. She asked the Chairman if the PZC checks to see if a business applying to do work in the town is a valid business, and if they are a registered business in the State of Connecticut.

Bill Warner-commented that waiving a Permit Fee means taxpayers pay for the legal notices.

7. Approve Minutes

Q. July 25, 2022 Regular Meeting Minutes

John Rice moved and Randy Blackmer seconded the motion to approve the Minutes of July 25, 2022. Hearing no discussion, a "Yes" vote will approve the Minutes of July 25, 2022 and a "No" vote will not.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Abstain

Ray Williams-Yes

Charlene Langlois-Yes

John Rice-Yes

Dave Poplawski-Yes

John Lenky-Absent from vote

Randy Blackmer-Yes

Joseph-Parodi-Brown-Yes

PZC Minutes of July 25, 2022 are approved.

8. Applications

PZC #22-29 Applicant and property owner Carol Rossetti of 404 Pompeo Rd, Map 77, Block 62, Lot 54F, Zone RRAD request permit to operate a Bed and Breakfast (AIRB&B) according to Zoning Regulations, Article and 4A, Section 2-8. Article 7, Definitions, Bed and Breakfast

Applicant is requesting operation of Bed and Breakfast (AIRB&B) at their residential dwelling under Zoning Regulations, **Article and 4A, Section 2-8. Article 7**, Definitions, Bed and Breakfast.

Compliance for B&B in **RRAD District requires Permit with Commission Site Plan Review.**

Applicant's application meets the Criteria of Article 3A, Section 4, A & B. Residence has an existing apartment.

John Rice moved and John Lenky seconded the motion to approve PZC Application #22-29. Hearing no discussion, a "Yes" vote will approve PZC Application #22-29 and a "No" vote will not.

Randy Blackmer-Yes

John Rice-Yes

Jane Salce-Yes

Joseph Parodi-Brown-Yes

PZC Application #22-29 is approved.

John Lenky-Yes

Charlene Langlois-Yes

Michael Krogul-Yes

Dave Poplawski-Yes

Ray Williams-Yes

Alvan Hill-Yes

PZC 22-32 Applicant New Boston Beef LLC of 9 Fabyan Woodstock Road, property owner Jonathan and Sarah Eddy, Map 19, Block 85, Lot 1AA, Zone RRAD request approval of Permit with Commission Site plan Review to operate a Farm Store, according to Amended Zoning Regulations, **Article 4A, Section 2, #10 and Section 4 A.**

Use requires Permit with Commission Site plan Review. Professional Site plan was completed by Killingly Engineer's Associates. Site plan complies with requirements of **Article 3A, Section 4, A & B.**

Applicant, Sarah Eddy, said her farm store/commercial kitchen will prepare meals for customers. She doesn't envision it to be a sit-down facility. There will be chairs so people can sit and enjoy their meal, however no waitress. There will be prepared items for sale including tomato sauce, soup, meat, salads, etc.

Discussion on PZC Application #22-32-Commissioners questioned the driveway condition and the process of conducting business.

Ray Williams moved and Jane Salce seconded the motion to approve PZC Application #22-32. Hearing no further comments, a "Yes" vote will approve PZC Application #22-32 and a "No" vote will deny.

Alvan Hill-Yes

Ray Williams-Yes

John Lenky-Yes

Michael Krogul-Yes

Charlene Langlois-Yes

Randy Blackmer-Yes

Jane Salce-Yes

Dave Poplawski-Yes

Joseph Parodi-Brown-Yes

John Rice-Abstain-recused himself from the vote-related by marriage to the applicant

PZC Application #22-32 is approved by a vote of 9-1 abstention

PZC #22-33 Applicant, David Coman, owner of property at 0 Hagstrom Rd, Map 19, Block 85, Lot 6A, Zone RRAD, Gravel Permit Operation Renewal.

Inactive Gravel Operation. Zoning Regulations 2012, **Article IX, Section 5, Section F**, requires yearly renewal if operation is not reclaimed. Bond is in place. Requesting fee to be waived.

John Rice moved and Randy Blackmer seconded the motion to approve PZC Application #22-33 for 1 year and waive the application fee due to lack of mining. Hearing no discussion, a "Yes" vote will approve PZC Application #22-33 and a "No" vote will deny the application.

Randy Blackmer-Yes

John Rice-Yes

Jane Salce-Yes

Joseph Parodi-Brown-Yes

John Lenky-Yes

Charlene Langlois-Yes

Michael Krogul-Abstain

Dave Poplawski-Yes

Ray Williams-Yes

Alvan Hill-Abstain

PZC Application #22-33 is approved by a vote of 8-2 abstentions

9. Applications Received after agenda posted-None

10. Reports of Officers and Staff

a. Planners Report

Document for public comment was not posted on the website because following a discussion with the ZEO and Town Attorney, it was decided that we did not have a complete document to post. A joint meeting with First Selectmen, Wetland Commission, ZEO, PZC Commission, Planner, and J&D Engineering is scheduled for Thursday morning, August 25, 2022. Following this meeting the Planner will work up a single document with proposed changes. A Special Meeting of the PZC will take place on the Annual Update Review of the Subdivision Regulations on September 8, 2022 at 7:00 PM via Zoom. Tyra thanked Valarie Clark for all her work and research.

b. ZEO Memo

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ZEO stated when businesses make application to do business in town, they are required to show proof of a checking account, trade certificate and home occupation on file. This requirement is not in our regulations. The Town Clerk verifies if they have a license with the State of Connecticut.

- c. Town of Thompson Budget Reports July 2022
Only expenses to date are for the secretary and ZEO.

11. Correspondence

- a. Minutes: Zoning Board of Appeals August 8, 2022 – Meeting Cancelled
- b. Town of Putnam Application for Amendment to Regulations
- c. Town of Webster Notification of Zoning Board of Appeals Decision
- d. Northeast Site Solutions Turnkey Wireless Development

12. Signing of Mylar: None

13. Old Business:

- a. Review of PZC 22-15, 0 West Thompson Rd Gravel Operation Approval Conditions

The ZEO asked for approval on the conditions decided by the Commission at the June meeting plus review of Harry Heller's comments.

Commission made the following adjustments:

Item 4-change the wording both parties to applicant and Ashton-Briggs to homeowner

Item 6- Change to Fee-payable upon commencement of excavation operations in each phase of the project based upon the calculated earth product to be removed in that phase, with the appropriate true up to be done at the end of that phase.

Item 8-Stands as written

Item 9-Seismograph instruments are required during the entire duration of the operation and shall be installed, monitored, and recorded at the South, East, and West side of the property to measure and record the earth's vibration scale at such property line.

14. New Business:

- a. Proposed By- Law change to order of agenda items

ARTICLE IX – ORDER OF BUSINESS

Amended August 22,2022

Section 1 – Unless otherwise determined by the chairman, the order of business of the regular meetings may be:

1. Call to Order
2. Roll call, Seating of Alternates
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

Discussion on Article IX-Order of Business followed with no additional changes suggested by the Commissioners.

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John Rice moved and Charlene Langlois seconded the motion to accept as amended ARTICLE IX – ORDER OF BUSINESS Amended August 22,2022. Hearing no discussion, a “Yes” vote will approve ARTICLE IX – ORDER OF BUSINESS Amended August 22,2022 and a “No” vote will not approve.

Randy Blackmer-Yes

John Lenky-Yes

Dave Poplawski-Yes

John Rice-Yes

Charlene Langlois-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

Joseph Parodi-Brown-Yes

ARTICLE IX – ORDER OF BUSINESS Amended August 22,2022 is approved.

15. Citizens Comments
Valerie Clark-discussed number of citizens attending meetings, subcommittee versus special meeting, zoom meetings, and suggested advertising in a newspaper to improve communication and attendance.
16. Review of ZBA Applications: No 8/8/2022 Meeting
17. Commissioners Comments
Charlene Langlois suggested ways citizens can be informed about meetings-put an ad in the shoppers' guide, put on bulletin board, text messages to phone, sign up and get an email. All meetings are posted with Town Clerk. The Commission should figure out a better way to notify citizens.
Jane Salce-Improve communication with citizens by putting signs up in each section of town.
Planner-Suggested improving meeting notifications by taking paper notices to the Post Offices in town and any citizen of Thompson can subscribe to alerts.
Mike Krogul-Suggested improving communication by advertising on the Community Bulletin Board through WINY
Joseph Parodi-Brown-There is a consensus that we need to do more to notify people of meetings.
ZEO-Quality on volume on Zoom meetings needs to improve
18. Next Meeting
 - a. PZC Special Meeting September 8, 2022 at 7:00 PM via Zoom
 - b. PZC Regular Meeting September 26, 2022, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255
19. Adjournment:
Jane Salce moved and Ray Williams seconded the motion to adjourn. By unanimous approval, the meeting adjourned at 10:19 PM.

Respectfully Submitted,

G. Seria Harvey

Recording Secretary