



TOWN OF THOMPSON

Planning & Zoning Commission

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Minutes– PZC Regular Meeting

Monday, September 26, 2022, at 7:00 PM

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

Topic: PZC Regular Meeting

Time: Sep 26, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84679537691?pwd=UHKvdnIRZnQ1T1NnVFdVQ29SLzk3dz09>

Meeting Recording:

<https://us02web.zoom.us/rec/share/atn5dpvom455uCuqugijGW9-Bge3pdyzugjCI5xPuDPucAKD-ny8WM4odlnR-bGH.8yqYvS3WCgvl-Heq?startTime=1664233203000>

Passcode: Q*k8=gqm

Youtube :

<https://www.youtube.com/watch?v=VCzpWASen3g>

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

Dave Poplawski

Alvan Hill

Randy Blackmer

Ray Williams

Jane Salce

John Lenky

Brian Santos

Joseph Parodi-Brown

Charlene Langlois-via Zoom joined at 7:05 pm

Seating: Brian Santos was seated for John Rice

Absent: Robert Werge Sr, John Rice, Kies Orr (she was present at the meeting as an applicant therefore she did not participate in the meeting).

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

Brian Santos moved and Michael Krogul seconded the motion to amend the agenda to add under New Business Scenic Road Ordinance 10-042, Section 4A. Hearing no discussion, a “Yes” vote will add Scenic Road Ordinance 10-042, Section 4A under New Business and a “No” vote will not.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

Brian Santos-Yes

Dave Poplawski-Yes

John Lenky-Yes

Randy Blackmer-Yes

Joseph Parodi-Brown-Yes

3. Public Hearing

PZC #22-26 Applicant Neil Patel. 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. Continued from 8/22/2022.

Janet Blanchette represented the applicant. This site was previously approved for a bigger liquor store and now the applicant is proposing adding a small car wash. Revisions in the plan were made including hours of operation, solid 6’ high fence, reduction in the number of vacuums to 2, separate sanitary services, widening the car wash bay making the bypass lane 4’ wider than last month’s plan. Questions were raised asking if wider is

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still enough room for cars to pass each other, and what recourse if noise becomes an issue. Concerns were also raised about the landscape.

Beverly Gammell, 3 Plum Road- abutter commented that the location of the proposed car wash was in a residential area and didn't feel a car wash is an appropriate business to have there. She expressed concern about the future status of the Special Permit if building is sold regarding what types of businesses could come in there. The ZEO responded that any change in ownership would have to comply to the regulations in that district. Beverly Gammell asked for consideration for the neighbors and is adamantly opposed to vacuum noise 100' from her property line. She asked if any wooded area was going to be taken down and Janet Blanchette, J & D Civil Engineers, replied no. Sally White supported Beverly Gammell's concerns, encouraged the Commissioners to take her concerns into consideration, and stated that a homeowner has a right to enjoy tranquility at their home, sit and relax outside the home, and entertain guests outside. She also added that the town doesn't need a car wash in a residential area and wondered how this business was going to enhance Thompson.

Commission questioned if widening the car wash bay would affect the bypass lane and the drive through and Janet Blanchette replied that she reduced the size of them from 12' wide to 10' wide equaling 20' which is more than enough for two cars to pass each other. Water freezing and flowing onto the state highway was questioned and Janet Blanchette pointed out that the low point was away from the state highway. Hours of operation were discussed requesting consideration for hours of operation on weekends. Maintenance of sidewalks when freezing occurs was questioned, and Mr. Patel replied that there will be an onsite manager to monitor any freezing. Sidewalks will cover the whole frontage of the property. Placement of the car wash behind the building was suggested and Janet Blanchette replied that the sewer and storm water retention area are there, and these factors were considered in designing the layout of this project. Janet Blanchette also addressed the wooded area and said some clearing would occur to the left of the driveway and the trees next to the paper street and the housing project will remain forested. Planting shrubs was suggested, and Janet Blanchette replied a hedge is possible as long as it doesn't interfere with site line. She also said that stacking vehicles has been factored into the plan to make sure the state highway isn't blocked.

Brian Santos moved and Randy Blackmer seconded the motion to close the Public Hearing. Hearing no further discussion, a "Yes" vote will close the Public Hearing and a "No" vote keep it open.

Randy Blackmer-Yes

John Lenky-Yes

Dave Poplawski-Yes

Brian Santos-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

The Public Hearing for PZC Application #22-26 is closed.

4. Discuss Public Hearing and Possible Action:

PZC #22-26 Applicant Neil Patel. 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. Continued from 8/22/2022.

Randy Blackmer moved and Alvan Hill seconded the motion to approve PZC Application #22-26 with conditions.

Following discussion on the conditions to add to PZC Application #22-26, the following conditions were added to the motion.

Randy Blackmer moved and Alvan Hill seconded the motion to approve PZC Application #22-26 with the following conditions:

1. Hours of Operation

Monday through Friday 8am to 8m

Saturday and Sunday 9 am to 7 pm

- 2. an extended full screen 6' solid fence be erected on the south side of the property***
- 3. maximum of 2 vacuums on site***
- 4. the size of the structure shall not exceed revised site plan 9/8/2022 delineation of 19 feet x 30 feet***
- 5. add vegetative growth, evergreens, 5' wide and 50' long between the vacuums and Riverside Drive***
- 6. Post sign stating contact information in case of emergency***

Hearing no further discussion, a "Yes" vote will approve PZC Application #22-26 with the conditions listed in the motion and a "No" vote recommends some other action.

Randy Blackmer-Yes

John Lenky-No

Dave Poplawski-Yes

Brian Santos-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-No

Alvan Hill-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

PZC Application #22-26 is approved with conditions 8-2.

5. Citizens Comments:

6. Applications:

PZC #22-34 Application of Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, Annual Update to Town of Thompson Zoning Regulations for 2022. Proposed Amendments are available in the ZEO's office.

Brian Santos moved and Dave Poplawski seconded the motion to accept PZC Application #22-34 for a Public Hearing at a Special Meeting of the Planning and Zoning Commission on Thursday, October 20, 2022 in the Merrill Seney Community Room and via Zoom. Hearing no further discussion, a "Yes" vote will accept for Public Hearing and a "No" vote will not.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

Brian Santos-Yes

Dave Poplawski-Yes

John Lenky-Yes

Randy Blackmer-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

A Q&A meeting with Planning Staff only, on PZC #22-34 will be held on October 13, 2022 prior to the Public Hearing to address any questions the public may have for the Planner and ZEO.

PZC #22-36 – Applicant Kies Orr Lavack 260 Qaddick Hill Rd, Fort Hill Farms, property owner, Estate of Peter M. Orr and Kristen L Orr, Map 124, Block, 32, Lot 27, Zone RRAD, request Permit with Commission Site Plan Review to construct a 46,000 square foot Robotic Milking Barn, access road, septic system, utilities and grading, according to Zoning Regulations, Article 4A, Section 2, Agricultural (livestock).

Site plans comply with Article 3A, Section 4A and 4B. The Site Plan, Sequence of Construction #2 states "call before you dig" is standard language for all properties even if they are not near the road because contractor's insurance requires this in case there are underground utilities, and it was confirmed that there will be no disruption to O'Leary Road. A copy of the architectural floor plan was submitted. There are no wetlands or structures within the project area. Septic system has been approved. Downcast building mounted lights will be installed, and no freestanding perimeter lights are proposed. Access road is from O'Leary Road. The new barn is near manure disposal. Water flow is directed to a storm water basin. Setback is 150'.

Kies Orr Lavack, Applicant, stepped out of the meeting room and did not participate in any discussion on PZC Application #22-36 because she is an alternate member of PZC.

Janet Blanchette represented the applicant/Fort Hill Farms stating this is a 300-acre farm and the new barn is an agricultural use involving livestock, in the RRAD zone. She presented a Site Plan.

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Mr. Lavack, owner/operator of the robotic milking barn, was present to answer any questions the Commissioners might have.

Site contractor lined up and owner hopes to pour foundation before the cold weather.

John Lenky moved and Ray Williams seconded the motion to approve PZC Application #22-36.

Discussion on the motion to approve PZC Application #22-36 included water flow, stormwater calculations, electrical supply.

Hearing no further discussion, a "Yes" vote will approve PZC Application #22-36 and a "No" vote will not approve.

Randy Blackmer-Yes

John Lenky-Yes

Dave Poplawski-Yes

Brian Santos-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

PZC Application #22-36 is approved.

PZC #22-41 Applicant James Gould, 357 Riverside Drive, Property Owner Esposito Irrevocable Trust, Neil E. and Carol M Esposito, Map 85, Block 85.I Lot 6. Zone. TCCD requesting Site Plan Approval to operate a Retail Craft Store, According to **Zoning Regulations Article 4E, Zone TCCD, Section 2, #18.**

This application complies with required requirements of Article 3A, Section 4A and 4B. The existing structure for the retail store is being remodeled and does not need a building permit. Applicants explained the retail store will sell crafts, shirts, hats, and mugs and is open to the public. Lot size is .89 acres. Map GEO delineates boundary and setbacks are existing. Six parking spaces include one handicap parking space, and loading will use the alternate parking area. Owner will regrade the driveway and put loose stone down in the parking area and plant flowers in front. Also, the driveway is being constructed so cars won't have to back out into the main road. Site has public sewer and water. Exterior lights are on the building. Structure is not in a flood plain. The ZEO passed around her cell phone to the Commissioners present with pictures of the property. Applicants hope to open between October 3, 2022, and October 10, 2022. ZEO suggested putting up a fence between the retail store and the east side of the trailer. Concerns were raised about state approval regarding work being done abutting a state road.

Brian Santos moved and Jane Salce seconded the motion to approve PZC Application #22-41.

Discussion on PZC Application #22-41 followed to add the condition that the highway department be contacted for approval on the driveway.

Brian Santos moved and Jane Salce seconded the motion to approve PZC Application #22-41.

With the condition the Highway Department be contacted for approval on the driveway. Hearing no further discussion, a "Yes" vote will approve PZC Application #22-41 and a "No" vote will not.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

Brian Santos-Yes

Dave Poplawski-Yes

John Lenky-Yes

Randy Blackmer-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

PZC Application #22-41 is approved with condition.

7. Applications Received After Agenda Posted-None

8. Old Business

α. Shelley and Jeff Ashton-Briggs – request to amend special condition, **"Vendor acoustics will end at 9:30"**
APPLICATION 21-10

The wedding venue will be conducted in the existing barn and no tents will be erected for the venue.

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They are not going to put up tents and want to extend acoustics in the barn to 11:00, and outdoor acoustics will remain at 9:30 PM.

Dave Poplawski moved and Alvan Hill seconded the motion to amend the Special Permit 21-10 to maintain 9:30 PM outdoor acoustics and add inside acoustics to 11:00 PM. Hearing no further discussion, a "Yes" vote will approve 9:30 outdoor acoustics and add inside acoustics to 11:00 PM and a "No" vote will keep it as written.

Randy Blackmer-Yes

John Lenky-Yes

Dave Poplawski-Yes

Brian Santos-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

ZEO will amend the special permit.

Question:

The Chairman asked if the Commission wants to authorize the ZEO to email French River Materials to notify the abutting property owners of blasting? Voice vote: All in Favor say I. Vote was unanimous.

9. New Business

a. Scenic Road Ordinance 10-042, Section 4A

First Selectman, Amy St. Onge stated that the current Ordinance does not impose a penalty if a scenic road is altered without the approval of the Planning and Zoning Commission. She asked if the Commission wants to impose a penalty or leave it the way it is.

Amy St. Onge, First Selectman, via Zoom, said that our Ordinances are being reviewed and scrutinized against the Connecticut Statutes for any contradiction that is questionable because of the codification project, conducted by General Code, we are going through, and this is one of the contradictions that was brought to her. She said she brought it to Planning and Zoning because this Ordinance comes to the PZC Commission for approval. She explained that when the codification process is done, any modifications must go to town meeting.

Joseph Parodi-Brown asked the Commission should there be a penalty, if so what would the penalty be, and who would enforce it. The ZEO commented that penalties are guided by State Statutes, and she offered to research.

The Commission authorized the ZEO to research penalties and report back to the PZC and Board and Selectmen.

10. Approval of Minutes PZC of August 22, 2022 meeting

Randy Blackmer moved and Michael Krogul seconded the motion to approve the Minutes of August 22, 2022 as printed. Hearing no discussion, a "Yes" vote will approve the Minutes of August 22, 2022, and a "No" vote will not.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

Brian Santos-Yes

Dave Poplawski-Yes

John Lenky-Yes

Randy Blackmer-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

The Minutes of August 22, 2022 are approved.

11. Reports of Officers and Staff

a. Planners Report

Update on subdivision regulations - road construction appendix draft from J&D Civil Engineers"



22177 Road
standards text detai

The Commission employed J & D Engineering to help with the Subdivision Regulations rewrite of road construction standards and Janet Blanchette has provided a draft. The Commission needs to establish an order of action going forward and schedule a meeting to go over them. A Subcommittee meeting is scheduled for October 26, 2022 at 7:00 pm via Zoom.

b. ZEO Memo

ZEO asked the Commission for an opinion on her concern regarding a recent violation of the Air B&B on Brandy Hill Road to determine the appropriate action she should take. Her research showed that there is no record of a permit or variance being granted for a campground for rent at 0 Quaddick Town Farm Road, and the Building Office does not have NDDH approval for a campground at this site. ZEO will research further and report back to PZC.

c. Town of Thompson Budget Report August 2022

Tyra reported that the Commission received its first invoice from J & D Engineering. The Commission employed J & D Engineering to help with the Subdivision Regulations rewrite of road construction standards and Janet Blanchette has provided a draft. Tyra will file the necessary paperwork to pay this invoice.

12. Correspondence:

- a. Minutes: Zoning Board of Appeals September 12, 2022
- b. NECCOG Notice, Town of Woodstock

13. Signing of Mylar:

- 1. PZC Application 22-15) West Thompson Rd
- 2. PZC Application 22-24 2 lot re-Subdivision
- 3. PZC Application 22-25 3 lot re-subdivision
- 4. PZC Application 22-27 9 lot sub-division
- 5. PZC Application 22-32 Eddy Farm, Fabyan Woodstock Road

Randy Blackmer moved and John Lenky seconded the motion to approve the PZC Chairman to sign all 5 mylars listed.

Discussion on motion: ZEO confirmed that they are ready to sign.

Hearing no further discussion, a "Yes" vote will authorize the chair to sign all 5 mylas and a "No" vote will not.

Randy Blackmer-Yes

John Lenky-Yes

Dave Poplawski-Yes

Brian Santos-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

14. ZBA Review:

ZBA asked Secretary to send ZEO memo, PZC Minutes, and all Correspondence to the members of the ZBA every month the ZBA does not meet.

15. Citizens Comments:

Bill Warner-questioned a Q&A meeting without the Commissioners present and asking the ZEO to research penalties on the Scenic Road Ordinance and bringing her findings to the Board of Selectmen without the Commissioners voting on it first.

Valerie Clark 105 Alm Road, commented on the comments regarding the Zoom sessions stating they are valuable to members of the public and recommended continuing holding Hybrid and Zoom sessions.

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16. Commissioners' Comments:

John Lenky-commented on paint ball activity on Hagstrom Road. Something should be done about this. Cease and Desist is in place and they are ignoring it. Makeshift fence is questionable, unsafe and site line is obstructed, and there are 2 potty johns on the property.

Jane Salce-If the Cease and Desist is being ignored what is the next step?

ZEO-Next step is to fine them and she will research what the penalty is.

Brian Santos-paint ball splatter all over the area and road where paint ball is taking place.

Tyra recommended contacting Attorney Roberts about the next step when the Cease and Desist is violated. She also suggested getting annual update potential topics for the annual update meeting introduced in January or February so she and the ZEO will have time to research.

Randy Blackmer-CT Farm Bureau webinar Wednesday, September 28, 2022, from 6pm-8pm. There is a cost associated with this webinar

Michael Krogul-revisit the regulations on setbacks for an accessory building in front of the primary building.

17. Next Meeting:

- a. PZC Informal Q&A, October 13, 2022, 7:00 PM via Zoom
- b. PZC Special Public Hearing October 20 2022 in the Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255 via Hybrid and Zoom
- c. PZC Regular Meeting October 24, 2022, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255 via Hybrid and Zoom

18. Adjournment:

Alvan Hill moved and Randy Blackmer seconded the motion to adjourn. Commissioners unanimously agreed and the meeting adjourned at 9:08 PM.

Respectfully Submitted,

Gloria Harvey, Recording Secretary