



# TOWN OF THOMPSON

## Planning & Zoning Commission

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### Minutes – PZC Special Public Hearing Meeting – Annual Update Review of Zoning Regulations *p. 1 of 3* Thursday, October 20, 2022, 7:00 PM, Thompson Public Library, 934 Riverside Drive, North Grosvenordale, CT Hybrid Meeting

Topic: PZC Special Meeting - Public Hearing for Annual Zoning Regs Update

Time: Oct 20, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87000441057?pwd=SHFzK1hqcUZzUHRNeXFoaFNSd3ZEZz09>

Meeting ID: 870 0044 1057

Passcode: 205797

One tap mobile

+16469313860,,87000441057#,,,,\*205797# US

+19292056099,,87000441057#,,,,\*205797# US (New York)

Zoom:

<https://us02web.zoom.us/rec/share/0UDIPfvJhf3Wjh9CsvHEXQBE2opSC67ESUcLcF4oNgL9lQUk1zSKOmAenxf7vsKL.H5PnpXDnagEGirby?startTime=1666306889000>

Passcode: E7V=?Ada

YouTube:

<https://www.youtube.com/watch?v=ptAsA5cMImE>

#### 1. Call to Order

***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

***Michael Krogul***

***Dave Poplawski***

***Alvan Hill***

***Randy Blackmer***

***Ray Williams***

***John Lenky***

***Charlene Langlois***

***Kies Orr-via Zoom***

***Brian Santos-via Zoom***

***Joseph Parodi-Brown-via Zoom***

***Seating: Brian Santos was seated for John Rice, Kies Orr was seated for Jane Salce***

***Absent: Robert Werge Sr, John Rice, Jane Salce***

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

#### 3. Special Public Hearing for Annual Zoning Regulations Update

The Planner read the following into the Minutes:

#### **Synopsis of Informal Q&A regarding proposed 2022 amendments to the Zoning Regulations**

5 members of the public attended in-person in the Seney Room. There were 10 members of the public in the Zoom room.

##### 1. A gentleman had a question regarding land classifications regarding PA 490 Open Space.

The gentleman was advised that the topic was not one being addressed in the evening's presentation and was referred to the Assessor's Office.

##### 2. Valerie Clark asked "at what point did or will the public have an opportunity to speak with the Planning & zoning Commission and have regulation proposals changed?"

Answer: the means by which the public makes comment directly to the Commission is the Public Hearing, which is

scheduled for Thursday 20 October. At the Public Hearing, the Commission is required to listen to the comments from the public prior to making decisions. There is no direct opportunity for the public to amend, as in the Town meeting, but they may make suggestions to the Commission in the Public Hearing format.

The ZEO adds that there is a process described in the Zoning Regulations by which the public may submit amendments to the Commission for consideration. That section is found starting on page 8 of the current edition of the Regulations. The Commission is still the voting body on such an application, and they may vote to approve or deny any such application, following a public hearing process. Such a petition/application may be submitted to the Commission at any time.

3. V. Clark asks a follow up question “relative to the amendments being considered at this public hearing, may the Commission further amend the proposed language”

Answer: the Commission may amend the proposed language during their discussion after the close of the Public Hearing, but the language of the amendment requested must be the actual language voted on, not a general request to make an amendment after the vote to adopt.

4. Dickie Betts wants to know what the differences are between a “large cow” and a “small cow”, in relation to the categories of livestock described in the proposed amendments to Article 4, Section 4 General Provisions – As-of-Right Poultry and Livestock.

Answer: the categories of livestock describe a division between “Livestock, non-swine – small” and “Livestock, non-swine – large.” Small livestock are species or breeds with an average mature weight between 30-500 lb, while large livestock are those with an average mature weight greater than 500 lb. Mr. Betts does not find the answer satisfactory. There is further discussion to try to clarify what the suggested levels mean.

There is additional discussion to clarify for Mr. Betts the difference between the “as-of-right” designation and the level of activity at which an applicant would have to seek a permit for additional numbers of livestock.

5. D. Betts further asks why the public are not addressing the Commission directly during the Q&A

Answer: there is no proper legal way for the Commission to engage in such an informal Q&A outside the format of the Public Hearing. Staff is offering the opportunity to the public as an extra informative path.

6. V. Clark suggests that the remaining time be used to read through the text of the proposed amendments in order and provide some of the context to the changes.

T. Penn reads through the more substantive topics as requested, with attention given to the following:

1. Article 2 Section 3 – Application of Regulations

The difference between the permissive vs prohibitive models of regulatory language is described. The “safety-valve” language is also described as an added level of flexibility that Thompson has included.

2. Article 4, Section 4 General Provisions for All Districts

### 5. As-of-Right Poultry and Livestock

The full text of the amended section is read, along with some historical context on how the “as-of-right” language for household domestic fowl has evolved to the more permissive language being suggested in the proposed amendments. Emphasis is given to the reason why the lot sizes suggested in the table were chosen, vs the specific suggestions made by V. Clark as a member of the Agriculture Commission.

3. Article 4A Rural Residential Agricultural District (RRAD)

The reasoning behind reducing the level of review and the setback dimensions for livestock agriculture is described (i.e. Thompson is a “farm-friendly” community, therefore additional requirements should not be imposed on farming in the RRAD).

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The purpose of reintroducing the concept of “net buildable area,” throughout the document, is also described.

4. The purpose of changing Agricultural Ancillary Entertainment-Based or Farm-Based Recreational Activities to Businesses is explained.

5. Article 4A, Section 4 Agriculture

### D. Livestock

The additions and deletions from this section are read and described. It is clarified that the language around home-slaughter/butchering has been made more permissive than in the past.

6. The reason for substituting the word ‘structure’ for ‘construction’ in the various tables of uses is described.
7. Additional context is provided for the suggested adjustment of the minimum lot size in the Lake District to 15,000 sq ft, with a net buildable area of the same.
8. Article 5A, Section 3 Earth and Gravel Removal

### C. Standards for Earth Removal

The adjustment making the language mandatory (shall) rather than (may) is further explained by the ZEO.

9. Article 7 Definitions

The addition of “box trailer” and “net buildable area” is covered, as well as the adjustments to the definition of “driveway” and “rest home”

The removal of Appendix E – Tables of Uses is also briefly discussed.

Tyra read the following emails into the record:

9/26/2022 Dick Trudeau

10/11/2022 Janet Blanchette

10/19/22- Marla Butts, Wetlands Agent

A copy of each email can be obtained in the office of the Director of Planning and Development.

Bill Warner, Lowell Davis Road-commented on improper Public Hearing legal notice posting and questioned various other Articles.

Town Counsel-advised due to improper legal notification the Commission should continue the Public Hearing to Monday, October 24, 2022 at the regular scheduled meeting of the Planning and Zoning Commission where the Commission establish a later date where the legal time frame for the Public Hearing can be met.

***Ray Williams moved and John Lenky seconded the motion to continue the Public Hearing to the Regular Meeting of the Planning and Zoning Commission on Monday, October 24, 2022. A “Yes” vote will continue the Public Hearing and a “No” vote will not.***

***Mike Krogul-Yes***

***Ray Williams-Yes***

***Charlene Langlois-Yes***

***John Lenky-Yes***

***Dave Poplawski-Yes***

***Randy Blackmer-Yes***

***Alvan Hill-Yes***

***Kies Orr-via Zoom-Yes***

***Brian Santos-via Zoom-Yes***

***Joseph Parodi-Brown-via Zoom-Yes***

4. Discussion and Possible Action on Annual Update of Zoning Regulations

5. Adjournment

The meeting adjourned by the unanimous consent of the Commissioners.

Respectfully Submitted,

*Gloria Harvey*, Recording Secretary