



TOWN OF THOMPSON

Planning & Zoning Commission

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Minutes – PZC Regular Meeting

Monday, October 24, 2022, at 7:00 PM

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

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Topic: PZC Regular Meeting

Time: Oct 24, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86854984397?pwd=alJkVnlPc2FjNWRRbFVSVklhS3NoZz09>

Meeting ID: 868 5498 4397

Passcode: 090609

Zoom:

https://us02web.zoom.us/rec/share/bz_zagjB7qQp4OJlQUgNciQGSHi_qPfbJTuwFgyEEJ96ziCHS4Hx8Ez6p9fWyLXh.pajYd dN7B_asiPMq?startTime=1666652407000

Passcode: #u3P8&tt

YouTube: <https://www.youtube.com/watch?v=hQXRxgmN5YY>

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

Jane Salce

Charlene Langlois

Joseph Parodi-Brown

Seating: None

Absent: Robert Werge Sr, Brian Santos, Kies Orr

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

3. Public Hearing

Continuation of Public Hearing from October 20, 2022 on PZC Application #22-34 to Monday October 24, 2022

Discussion regarding the best date for the Commissioners to attend the continuation of the Public Hearing for PZC Application #22-34 followed, and the Commissioners voted, by a show of hands, availability for them to attend was best on Thursday, November 17, 2022 at 7:00 PM.

Joseph Parodi-Brown moved and John Lenky seconded the motion to continue the Public Hearing for PZC Application #22-34 to Thursday, November 17, 2022 at 7:00 PM in the Merrill Seney Community Room at the Town Hall.

Discussion followed and due to another meeting scheduled on that same night in the Merrill Seney Community Room, **Joseph Parodi-Brown amended his motion to move the Public Hearing to the Thompson Library. John Lenky seconded the amendment to the motion.**

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Hearing no further discussion, a “Yes” vote will set the date for the continuation of the Public Hearing for PZC Application #22-34 for Thursday, November 17, 2022 at 7:00 PM in the Thompson Library and a “No” vote will not.

Charlene Langlois-Yes

Jane Salce-Yes

Dave Poplawski-Yes

Joseph Parodi-Brown-Yes

Michael Krogul-Yes

Ray Williams-Yes

John Rice-Yes

John Lenky-Yes

Alvan Hill-Yes

Randy Blackmer-Yes

4. Discuss Public Hearing and Possible Action: None
5. Citizens Comments:
 - Theresa Stacy, 28 Main Street, addressed the Commission with a complaint of late night, loud, live music at the Bistro when the Bistro turns into live entertainment. She presented pictures showing the closeness of her home to the Bistro and explained that the loudness of the entertainment interfered with her sleep, and ability to relax at the end of the day.
 - Bill Warner, Lowell Davis Road, asked why there was live entertainment at the Bistro?
 - Sally White, 308 Thompson Road, questioned Chairmanship delegated to Vice Chairman, and staff forum on October 13, 2022 at the Q&A session stating in her opinion it was inappropriate for staff speak for Commissioners on proposed regulations.
6. Applications: None
7. Applications Received After Agenda Posted: None
8. Old Business-None
9. New Business-
 - a. Review of Road Construction Standards/Subdivision Regulations update with J&D Civil Engineers Janet Blanchette, J&D Civil Engineers explained where she got the information she used in the draft for Road Design and Construction she submitted to the Planning and Zoning Commission. She referred to several publications including the book on Geometric Design for all of the United States, and the Connecticut Department of Transportation Standard Construction Design. She also explained that she looked into multiple towns similar in size to Thompson as well as towns with regulations within the last 5 years. She also presented a comparison document containing background of what other towns are doing with roads. She presented this background material so the Commissioners could understand where she got her information. Her goal was to come up with a draft that is comprehensive and concise. She presented a drawing with sample detailed designs.

Comments expressed by several Commissioners included:

-If any changes would affect the subdivision cul-de-sac design.

-If this draft was set in stone and if it could be changed by professional judgement. Janet Blanchette replied that there is flexibility.

-If the standards would be attached to ongoing subdivision regulations.

-Speed limit questioned and Janet Blanchette stated that this was added as a guideline in the event the road has a sharp curve to avoid hitting an object or animal.

-The placement of underground utilities was questioned and Janet Blanchette replied that Utility Companies have their own standards.

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John Rice moved and Randy Blackmer seconded the motion to authorize J&D Civil Engineers to prepare the standard details for road construction for the Subdivision Regulations.

Discussion on the motion: John Lenky commented Janet Blanchette's presentation was good and a better reference with added detail drawings.

Hearing no further discussion, a "Yes" vote will authorize J&D Civil Engineers to prepare standard details for road construction for the Subdivision Regulations and a "No" vote will not.

Randy Blackmer-Yes	John Rice-Yes	Dave Poplawski-Yes
Alvan Hill-Yes	Ray Williams-Yes	Jane Salce-Yes
John Lenky-Yes	Michael Krogul-Yes	Charlene Langlois-Yes
Joseph Parodi-Brown-Yes		

Tyra will add to the draft and will send out to everyone for comments. Draft is available in the Planning Office.

b. PZC 2023 Schedule of Meetings 2023

John Rice moved and Dave Poplawski seconded the motion to accept the PZC Meeting Schedule as submitted by the Recording Secretary. Hearing no discussion, a "Yes" vote will accept the PZC 2023 meeting dates as submitted by the Recording Secretary and a "No" vote will not.

Randy Blackmer-Yes	John Rice-Yes	Dave Poplawski-Yes
Alvan Hill-Yes	Ray Williams-Yes	Jane Salce-Yes
Michael Krogul-Yes	Charlene Langlois-Yes	John Lenky-Yes
Joseph Parodi-Brown-Yes		

c. **Alvan Hill moved to amend the agenda under #9 and add 9C. John Lenky seconded the motion.**

Discussion on the motion to amend the agenda: Alvan Hill stated that the purpose of the motion was to change the Planning and Zoning By-laws. Alvan Hill and John Lenky distributed three handouts-The Connecticut Freedom of Information Act as Codified in Chapter 14 of Connecticut General Statutes, Thompson Planning and Zoning Commission By-laws, and Ordinance No. 10-035.

Hearing no further discussion, a "Yes" vote will amend the agenda and a "No" vote will not.

Randy Blackmer-Yes	John Rice-Yes	Dave Poplawski-Yes
Alvan Hill-Yes	Ray Williams-Yes	Jane Salce-Yes
Michael Krogul-Yes	Charlene Langlois-Yes	John Lenky-Yes
Joseph Parodi-Brown-Yes		

10. Approval of PZC Minutes of September 26, 2022 Regular Meeting

Randy Blackmer moved and Ray Williams seconded the motion to approve the PZC Regular Meeting Minutes of September 26, 2022 as submitted. Hearing no discussion, a "Yes" vote will approve the Minutes and a "No" vote will not.

Randy Blackmer-Yes	John Rice-Abstain	Dave Poplawski-Yes
Alvan Hill-Yes	Ray Williams-Yes	Jane Salce-Yes
Michael Krogul-Yes	Charlene Langlois-Yes	John Lenky-Yes
Joseph Parodi-Brown-Yes		

The PZC Minutes of September 26, 2022 are approved as submitted, 9 in favor and 1 Abstention.

11. Reports of Officers and Staff

a. Planners Report

Tyra reported that there are two ongoing projects, the Annual Amendments to the Zoning Regulations and the Subdivision Regulations and hoping to complete them in calendar year 2022.

b. ZEO Memo and Report

1. Ordinance #10-042 Scenic Road Decision
ZEO spoke with the Selectmen's Office regarding Scenic Road fines and the response was that it is a non-issue.
2. Chase Road, Mason House
The ZEO gave an update on complaints received regarding non-compliance with Country Inn Permit issued April 21, 2020 required under Zoning Regulation Article VIII Section 6.
July Wedding Event and October 12, 2022 Cocktail Reception
 - No record of attendees allowed for events from Fire Marshall and no record of Building Inspector compliance with building codes. The ZEO responded that according to the Zoning Regulations the Permit is under, it is a Building and Fire Marshall issue, and their approval is necessary, and every time they have an event, they must check with the Building Office and the Fire Marshall.
 - No approval from the Fire Marshall for the July Wedding-An initial approval was given from the Fire Marshall to open a Country Inn, and this regulation does not indicate an automatic approval from the Fire Marshall and the Building Office for every event. Each time an event is planned approval must be obtained from the Fire Marshall and Building Office for size and condition for each purpose.
 - Complaint of off-street parking-ZEO said this is a valid complaint and does not comply with Permit regulations.
 - No record of compliance with Connecticut Liquor Control Commission-ZEO stated that she does not have a copy of a liquor license for this location.

ZEO signed a Building Permit for a gazebo on the adjoining property which Mr. Loiselle purchased, however the lots have not been combined but he is in the process of doing this. The ZEO will sign off on the Certificate of Occupancy when the record shows the deed combining the two lots.

On Oct. 6th the ZEO met with Mr. Loiselle and J& D Engineers to discuss the possibility of a tent venue and the ZEO suggested he reapply for a Country Inn Permit with Site Plan review under the amended 2020 regulations. The ZEO further reported that Mr. Loiselle is coming to the November PZC Regular Meeting with a site plan design, and he would like it under the current regulations.

Comments from the Commissioners included stating a tent venue was denied to a previous applicant. That statement was corrected, that particular venue has a permit for tent venue and requested amending the permit and will conduct the venue in the Barn on the property. Country Inn liquor license verification questioned.

Commission would like to see a copy of all complaints that come in regarding the Planning and Zoning Commission.

- c. Town of Thompson Budget Reports September 2022
John Rice reported that Professional Services had a \$1,000.00 balance and Tyra verified that that money was paid to J&D Engineering and will be reflected in the October budget report.

12. Correspondence:
 - a. Minutes: Zoning Board of Appeals October 12, 2022 Regular Meeting
 - b. Calendar 2023 Schedule of Meeting Request
 - c. Town of Douglas Notice of Public Hearing
 - d. Town of Douglas Notice of Public Hearing

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- e. Town of Douglas Notice of Public Hearing
- f. Town of Douglas Notice of Public Hearing
- g. Town of Dudley Proposed Zoning Amendment
- h. Town of Webster Notice of Planning Board Decision
- i. Proposed Amendment of the Woodstock Zoning Regulations
- j. NECCOG Revised Notice to Adjacent Town

13. Signing of Mylar: - Signing of Mylar PZC # 22-26 Riverside Drive Carwash

Randy Blackmer moved and John Rice seconded the motion to authorize the Chairman to sign the Mylar.

Discussion on the motion to sign the Mylar-Commissioners verified that the conditions of approval were attached to the front page of the Mylar and the Mylar was dated.

Hearing no further discussion, a "Yes" vote will approve authorizing the Chairman to sign the Mylar and a "No" vote will not.

Charlene Langlois-yes

Michael Krogul-Yes

John Lenky-Abstain

Jane Salce-Yes

Ray Williams-Yes

Alvan Hill-Yes

Dave Poplawski-Yes

John Rice-Yes

Randy Blackmer-Yes

Joseph Parodi-Brown-Yes

14. ZBA Review:

ZBA held a Public Hearing on October 12, 2022 on ZBA Application #22-01 for a Variance to build a detached two-car garage. The Public Hearing is continued to the next ZBA Regular Meeting on November 14, 2022.

15. Citizens Comments:

Brenda Romanek-Volunteered to help the ZEO organize the complaint folder.

16. Commissioners' Comments:

-Jane Salce commented that a Q&A should not be allowed and handled by people who are not elected, and it should not be called a Commission meeting and have staff conduct the meeting. She also stated that the loud disturbing music at the Bistro is not acceptable and no entertainment permit was issued.

-Tyra stated that the posted agenda for the Q&A, which was posted on the Planning and Zoning page, specifically stated it was not an official Planning and Zoning Meeting. She also stated that it should have been put on the Planning and Development page where staff do have the legal right to answer questions at that time.

-Charlene Langlois commented on communication between citizens and the Commission and urged everyone, when a discrepancy is found, to bring it to the attention of the Commission and staff so it can be rectified.

-Ray Williams suggested having a legal meeting where people could ask the Commissioners questions.

-Joseph Parodi-Brown commented on the annual revision of the regulations stating it was designed for the Commission to have the opportunity to look each year at what wasn't functioning the way it was intended and to obtain a solution.

-Ray Williams commented on reliance on town counsel when we have experts in town on wetlands, farmers, and regulations for our roads.

-Charlene Langlois commented on communication between the Commission and the public when a discrepancy is found.

-Joseph Parodi-Brown replied to Ms. White's statement stating it was not possible for him to chair the meeting on Thursday, October 20, 2022 because he was driving at that time.

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17. Next Meeting:
 - a. PZC Special Public Hearing, November 17, 2022 at 7:00 PM at the Thompson Library, 934 Riverside Drive, North Grosvenordale, CT 06255
 - b. PZC Regular Meeting November 28, 2022, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255
18. Adjournment:

John Rice moved and Jane Salce seconded the motion to adjourn. The motion carried unanimously. The meeting adjourned at 8:48 PM.

Respectfully Submitted, Gloria Harvey, Recording Secretary