



TOWN OF THOMPSON

Planning & Zoning Commission

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Minutes – PZC Regular Meeting

Monday, December 19, 2022, at 7:00 PM

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

Topic: PZC Regular Meeting

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Time: Dec 19, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84449465471?pwd=VIJGNm9NeXpLSlQ1R1JlZ2M3OE9XQT09>

Meeting ID: 844 4946 5471

Passcode: 130924

Zoom link:

https://us02web.zoom.us/rec/share/OmZhjPSGURUe7JlGwkeWlBZAHaPY7hyKOJUHIeneQ1o_sgwQwWEO0xPPwPuvMTK.IZmQtvJnU_g5DIRZ?startTime=1671494405000

Passcode: XCJI75.?

YouTube link:

<https://www.youtube.com/watch?v=JcmJvP0Slml>

1. Call to Order and Pledge of Allegiance

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

Randy Blackmer

John Lenky-via Zoom

Charlene Langlois-via Zoom

Seating: None

Absent: Robert Werge Sr.

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

John Rice

Ray Williams

Jane Salce

Joseph Parodi-Brown

Dave Poplawski

Alvan Hill

Kies Orr

Brian Santos

3. Public Hearing

PZC #22-40 Applicant Spicer Plus Inc – Jon Holstein, 0 Reardon Rd., Map 66, Block 101, Lot 6D, Zone BDD, property owner Thompson Rail Business Park LLC, requesting Special Permit to construct a propane bulk station. Initial construction will consist of a gravel driveway, stormwater basin and 30,000-gallon propane tank with safety and security accessories. Potential phase II construction may include a second 30,000-gallon tank, office building, well, and septic system.

Daniel Blanchette spoke on behalf of Spicer Gas stating the site is 1 ½ acres and is not open to the public. Jon Holstein, Manager of Spicer Plus Inc. addressed the Commission stating they have sites in Connecticut and Rhode Island with the goal of growing the distribution business and employing 15 to 18 people. The plan is a two-phase plan. Trucks will deliver propane locally. All notifications were sent out. Phase 1 – clear and level the site and bring in materials, build a gravel circular driveway, construct foundations for two 30,000- gallon tanks (only one tank will be installed initially), design storm water system, most of site will drain into an infiltration basin, small utility shed, buffer zone of trees along the road will remain and downcast lighting. Wetlands Agent Approval (WAA) approval permit is required and Marla Butts is waiting for comments from Conservation before she approves the Permit. The applicant is asking for a waiver for site plan review and special permit which would

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require building plans and the applicant does not have building plans at this time. Phase 2 - office building, parking lot, septic system, and well. John Pelletier spoke on safety and security (Fire Safety Analysis) measures. The local fire company was contacted and informed about the project and Dave Poplawski stated that notification should go to all local Fire companies. John Pelletier stated the 30,000-gallon tank comes to the site already built and will be set on a concrete pier. An electrician will be hired to wire the tank.

Amended 9/2020 regulations – applicant filing under Article 4D – BBD Section 2 Table of Permitted Uses #19, 28 Gasoline Filling Stations. A Fire Safety Analysis was completed by the Fire Marshall and a copy of the report is in the record. The site plans have been revised to include a Location Map. There are currently no building or structural plans for the office, only propane tanks. The Applicant does not own this property and wants to be sure the project will be permitted before they purchase it. No landscaping is proposed at this time, however some trees will be left near the road to provide a buffer. NDDH has reviewed the plan and stated that the plan meets the requirements of the technical standards for a 301 GPD building. Daniel Blanchette stated that NDDH approval has been received. NDDH stated that the owner is responsible for seeking proper authorization from all town agencies prior to the start of construction. ZEO stated that she approves this application and working with Daniel Blanchette, all requirements have been addressed and met.

Discussion took place regarding Fire Department notification (Fire Marshall's approval is on the Building Permit), types of security installation, truck route travel, rail access, setbacks, sale of propane stoves. Sally White spoke on bulk transport of propane and asked about what routes trucks would travel, hiring of employees, dispatch, the 6-foot fence, and business market demand. Jon Holstein and Daniel Blanchette addressed most of Sally White's concerns to the satisfaction of the Commission. Dr. Shama voiced his approval of a local propane company. Tom Angelo, 640 Fabyan Road, voiced a full disclaimer statement stating he is the President of the Tourtellotte Trust and an elected official in town. He commented on the effects of blasting at the rock quarry and its effect on the propane tanks. Jon Holstein stated the tanks are set on a pier and a steel railing. The tanks are self-contained units. ZEO suggested adding Spicer Gas to the list of blasting notices sent out by the rock quarry.

Alvan Hill moved and John Rice seconded the motion to close the Public Hearing. Hearing no discussion on the motion, a "Yes" vote will close the Public Hearing and a "No" vote will leave it open.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

Charlene Langlois-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

The Public Hearing is closed.

4. Discuss Public Hearing and Possible Action:

PZC #22-40 Applicant Spicer Plus Inc – Jon Holstein, 0 Reardon Rd., Map 66, Block 101, Lot 6D, Zone BDD, property owner Thompson Rail Business Park LLC, requesting Special Permit to construct a propane bulk station. Initial construction will consist of a gravel driveway, stormwater basin and 30,000-gallon propane tank with safety and security accessories. Potential phase II construction may include a second 30,000-gallon tank, office building, well, and septic system.

Discussion on PZC Application #22-40: John Rice asked for clarification on NDDH approval and the ZEO stated that the Applicant meets the technical standards requirement.

John Rice moved and Alvan Hill seconded the motion to approve PZC Application #22-40 with the condition that prior to the construction of Phase 2 a site plan will be submitted to the Commission.

Discussion took place on the condition and no amendment to the motion was made.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

John Rice-Yes

Dave Poplawski-Yes

Randy Blackmer-Yes

Charlene Langlois-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

PZC Application #22-40 is approved with condition.

PZC #22-34 Application of Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, Annual Update to Town of Thompson Zoning Regulations for 2021. Proposed Amendments are attached. Public Hearing closed. **Vote Required**

Proposed Amendments – 2022 Zoning Regulations Update – Summary for 19 Dec Meeting

Author's Note:

The Chair has indicated his intent to have the PZC vote on each item individually for acceptance, prior or to the Commission taking an up or down vote on the entire package of amendments (as amended by the votes on the individual items). This summary will indicate where new, factual information was received during the public hearing that may bear upon the decisions of the Commissioners. Where no new information was received, that will be indicated. To show contrast between the summary and the suggested edits, the current edits will remain **boldface in red**, with the summary and new language based on the public hearing shown **boldface in green**.

Where the suggested amendment does not change the substance of the individual item, as in a simple word change or citation correction (e.g. as in the first suggested edit to Article 1, Section 2), it is not addressed in this summary.

Based on the advice of counsel, all spelling/grammar/formatting/citation errors may be addressed by an affirmative vote on the following:

The 2022 Zoning Regulations update shall also correct all spelling, grammatical, formatting and citation errors that may be found in the current document.

Article 1, Section 2 Intent

The intent of these Regulations is to protect and promote the public health, safety and welfare; to preserve the unique character of the Town of Thompson; to provide for the best use of land in the Town of Thompson; to conserve and stabilize the value of property; to secure safety from fire, flood, environmental damage and other dangers; to prevent the overcrowding of land; to facilitate adequate provisions for transportation, water, sewerage, schools, recreation, and other public requirements; to conserve and protect existing and potential surface water and groundwater drinking supplies and other natural resources; to prevent unnecessary soil erosion and sedimentation; and to provide adequate housing opportunities for all citizens of Thompson in a manner consistent with soil types, terrain, infrastructure, capacity, the rural character of the Town and the **current** Town Plan of Conservation and Development.

Joseph Parodi-Brown moved and Randy Blackmer seconded the motion to approve in the 2022 Zoning Regulations update correcting all spelling, grammatical, formatting and citation errors that may be found in the current document. The Chairman called for a voice vote and the motion was unanimously approved.

Article 2, Section 3 Application of Regulations

- A. These regulations are intended to state the uses, or the establishment of uses, of lands and/or buildings and structures that are permitted within the Town. ~~Uses not stated are not permitted.~~
- B. **Uses not stated generally are not permitted; however, the Commission acknowledges that uses may be proposed which were not anticipated at the adoption of these Regulations, but which may be favorable to the Town. To that end, in any district of the Town, an applicant may propose such a use to the Commission under the Special Permit level of review. In the Table of Uses for each district, this opportunity is indicated in the Use column with the text "Any other uses reasonably related to the intended purpose of this district, as determined by the Commission."**

Summary: No new, factual information was received. Public comment received on the topic has been heard and addressed previously, resulting in the suggested addition of letter B.

Randy Blackmer moved and John Rice seconded the motion to approve Article 2, Section 3 B. Hearing no discussion on the motion, the Chairman called for a voice vote and the motion was unanimously approved.

Article 2, Section 9 Amendments

- B. In accordance with the provisions of **C.G.S.** Section 8-3, the following procedures shall be followed for any proposed amendment to the Zoning Regulations or to the zoning district boundaries as identified on the zoning map:
 - 2. Upon receipt of a petition to amend the Zoning Regulations and/or the zoning map, the Commission may refer the materials to Town staff and/or consultants or experts as the Commission deems necessary or appropriate, in accordance with the statutory provisions of **C.G.S.** Section 8-3b, referrals to the Northeast Connecticut Council of Governments (NECCOG) or adjacent municipalities may be required.

Article 2, Section 10 Non-Conforming Buildings, Uses, Lots

5.A legally existing non-conforming use may be changed to a legally conforming use, provided an application for a zoning permit, **zoning permit with site plan review by the Commission** or special permit, **as applicable**, has been issued for such a change. Such change of use shall not revert back to a previous non-conforming use.

Article 4, Section 3 State or Federally Owned Property

~~Wherever property owned by either the State of Connecticut or the United States of America is included in one or more zoning districts, it shall be subject to the provisions of these regulations only insofar as permitted by the laws of the State of Connecticut or the United States of America, respectively.~~

Whenever Federal or State owned property is included in one or more zoning districts, it shall be subject to the provisions of these Regulations only insofar as permitted by the Constitution and laws of the United States of America and of the Constitution and laws of the State of Connecticut.

Article 4, Section 4 General Provisions for All Districts

~~5.—— Household Domestic Fowl~~

~~The keeping of household domestic fowl is permitted in all districts, with the following limitations:~~

~~A.—— Setbacks shall be as for an accessory structure to the primary building greater than 200 sq. feet, regardless of the dimensions of any coop or other structure to house the domestic fowl.~~

~~B.—— No more than 10 domestic fowl of any combination of species or breeds shall be permitted.~~

~~C.—— Roosters are not permitted in the CRD, DMRD, LD or any section of the TCDD where the minimum lot size is 4,500 sq. ft.~~

~~D.—— Where the keeping of more than 10 birds is proposed, the applicant shall be subject to the provisions described in Article 4A, Section 4, D, Livestock.~~

5. As-of-Right Poultry and Livestock

A. In furtherance of Thompson's commitment as a "Right to Farm" community, the keeping of poultry and livestock for recreation, food and fiber is considered an as-of-right use.

B. Where the keeping of more than the as-of-right number of poultry or livestock is proposed, whether for an agricultural business or for more intensive homestead farming, the applicant shall be subject to the provisions described in Article 4A, Section 4, D, Livestock. For as-of-right levels of poultry and livestock, see sub-paragraph C, below, for conditions and limitations that apply, except that in the Lake District (LD), the keeping of Livestock, Non-Swine, Small; Livestock, Non-Swine, Large; and Livestock, Swine, is prohibited on any basis except as a pre-existing non-conforming use.

Joseph Parodi-Brown moved and Randy Blackmer seconded the motion to approve the language in Article 4, Section 4, 5B General Provisions for all Districts that except in the Lake District (LD), the keeping of Livestock, Non-Swine, Small; Livestock, Non-Swine, Large; and Livestock, Swine, is prohibited on any basis except as a pre-existing non-conforming use.

Discussion: Ray Williams stated the language in Article 4, Section 4 5B is too restrictive to landowners. Jane Salce agreed with Ray Williams and commented that residents should not have to file paperwork to do what they want on their property. Joseph Parodi-Brown commented on the effect keeping livestock in the Lake District would have on the properties in that area. Charlene Langlois asked the Commission to consider ways to work with the properties affected and new people would have to conform to our regulations. Tyra clarified Marla Butts suggestion stating that Marla Butts is concerned about nutrients flowing into the lakes and if the language is accepted, subdivided property would be subject to what the regulations are and if you find the language too restrictive you can vote to not accept Marla's suggestion.

Hearing no further discussion, a "Yes" vote will keep the language in Article 4, Section 4, 5B General Provisions for all Districts that except in the Lake District (LD), the keeping of Livestock, Non-Swine, Small; Livestock, Non-Swine, Large; and Livestock, Swine, is prohibited on any basis except as a pre-existing non-conforming use and a "No" vote will not.

Randy Blackmer-Yes

Ray Williams-No

Alvan Hill-Yes

Joseph Parodi-Brown-Yes

The language stays and passed by a vote of 6-4.

Dave Poplawski-Yes

Jane Salce-No

Charlene Langlois-Yes

John Rice-Yes

Michael Krogul-No

John Lenky-No

C. The maximum as-of-right number of poultry or livestock permitted shall be determined by the actual dimensions of the subject property as follows:

	<u>Less than 15,000 sq ft</u>	<u>15,000 sq ft – 39,999 sq ft</u>	<u>40,000 sq ft* – 110,000 sq ft</u>	<u>Greater than 110,000 sq ft</u>
Poultry – Small	12	25	50	150
Poultry – Large	0	0	2	12
Livestock – Honeybees	3 colonies + 2 nucs	5 colonies + 2 nucs	Unlimited	Unlimited
Livestock, Non-Swine – Small	0	3	6	25
Livestock, Non-Swine – Large	0	1	4	10
Livestock, Swine	0	0	0	6

*1 Acre = 43,560.04 sq. ft

D. The categories of Poultry and Livestock are delineated as follows:

i. Poultry – Small are domesticated chickens, ducks, geese, guinea hens, partridges, pheasants, quails and turkeys. This category also includes rabbits, to conform to USDA classifications.

ii. Poultry – Large are domesticated emu, ostrich, peacocks and any similarly sized species.

iii. Livestock – Honeybees are any of the domesticated subspecies of *Apis mellifera*.

iv. Livestock, Non-Swine – Small are domesticated animals, other than those fitting the definition of household pets, with an average mature weight between 30-500 pounds. Examples include but are not limited to: alpacas, goats, ponies, sheep and miniature breeds of livestock otherwise classified as “large.”

v. Livestock, Non-Swine – Large are domesticated animals with an average mature weight over 500 pounds. Examples include but are not limited to: camels, cows, donkeys, horses, llamas and mules.

vi. Livestock, Swine are domesticated animals belonging to the taxonomic family *Suidae*, other than those fitting the definition of household pets.

E. Livestock housed on a property on a temporary basis (less than 60 days) are exempted from as-of-right limitations. Juvenile livestock shall be exempted from as-of-right limits until such time as they reach maturity.

Michael Krogul moved and Alvan Hill seconded the motion to approve the language that Juvenile livestock shall be exempted from as-of-right limits until such time as they reach maturity. The Chairman called for a voice vote and the motion was unanimously approved.

F. Roosters are not permitted on any property which is less than one acre in size.

G. Setbacks for any structures to house the as-of right number of non-swine livestock or poultry shall be as for an accessory structure to the primary building greater than 200 sq. feet, regardless of the dimensions of the structure.

H. Setbacks for any structures to house the as-of-right number of swine shall be not less than 300 feet from any property line. The keeping of swine as-of-right thus is limited to properties of 110,000 sq. ft. in size or greater.

Summary: Under letter B, the underlined section is language suggested by the Wetlands Agent, based on her concerns regarding the impact of livestock agriculture on the health of the lakes in this district. Under letter E, the addition of an exemption for juvenile animals is suggested based on input from the public hearing. Both of these items should be voted on separately, before voting on Article 4, Section 4 General Provisions for All Districts – 5. As-of-Right Poultry and Livestock in its entirety.

Joseph Parodi-Brown moved and John Rice seconded the motion to approve Article 4, Section 4, General Provisions for all Districts #5 As of Right Poultry and Livestock.

Discussion: Ray Williams commented that this language is too restrictive to landowners. Hearing no further discussion, a “Yes” vote will approve the language as voted in Article 4, Section 4, General Provisions for all Districts #5 As of Right Poultry and Livestock.

Hearing no further discussion, a “Yes” vote will approve Article 4, Section 4, General Provisions for all Districts #5 As of Right Poultry and Livestock and a “No” vote will not approve.

Alvan Hill-Yes	Michael Krogul-No	Jane Salce-No
Ray Williams-No	John Rice-Yes	Dave Poplawski-Yes
Randy Blackmer-Yes	Charlene Langlois-Yes	John Lenky-No
Joseph Parodi-Brown-Yes		

The language is approved by a vote of 6 in favor 4 opposed.

Article 4A Rural Residential Agricultural District (RRAD)

Article 4A, Section 2 Table of Permitted Uses

Use	Construction Structure Type	Zoning Permit, Simple	Permit with Commission Site Plan Review	Special Permit	Prohibited
5. Agriculture (livestock)	Existing	X	X		
	New	X	X		
6. Agricultural-Ancillary Entertainment Activities Business	Existing		X		
	New		X		
9. Farm-Based Recreational Activities Business (Seasonal or Ongoing)	Existing		X		
	New		X		

Article 4A, Section 3 General Development Standards

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A. Dimensional Requirements

1. The minimum lot area for development in this District shall satisfy the Northeast District Department of Health's standards for septic and potable water and be not less than 40,000 square feet.

2. The net buildable area shall be not less than 15,000 square feet

Summary: While differing opinions were expressed, no new, factual information was received at the public hearing to contradict the recommendation for this amendment, which represents the consensus of staff and the Chairs of the IWC, MSRAC and PZC.

Joseph Parodi-Brown moved and John Rice seconded the motion to accept the language in Article 4, Section 3 A, #2 as written.

Discussion: Michael Krogul commented 10,000 square feet net buildable area is enough. Hearing no further discussion, a "Yes" vote will approve the language in Article 4, Section 3 A, #2 and a "No" vote will strike the language.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-No

Alvan Hill-Yes

Charlene Langlois-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

Language is accepted by a vote of 9 in favor and 1 opposed.

D. Frontage and Setback Requirements:

Use	Frontage	Front	Side	Rear
Agricultural, Livestock, Non-Swine	150'	150' 40'	150' 20'	150' 20'

Joseph Parodi-Brown moved and John Rice seconded the motion to approve the language as written in Article 4A, Section 3, D, Frontage and Setback Requirements. Hearing no discussion on the motion, the Chairman called for a voice vote and the motion was unanimously approved.

Article 4A, Section 4 Agriculture

C. Agricultural Ancillary Entertainment-Based Activities Businesses or Farm-Based Recreational Activities Businesses

1. All proposed agricultural-ancillary entertainment-based or farm-based recreational ~~land-uses~~ businesses shall submit a site plan to the Commission for review, as described in Article 3A, Section 4, B.

D. Livestock

1. Definitions of livestock shall not include animals kept as household pets, ~~A household pet is a companion animal that resides with the owner in the dwelling unit.~~ as defined in Article 7 of these Regulations.

2. **Definitions of livestock shall not include free-roaming wild animals.**
3. Fertilizer and Manure Management—Livestock owners ~~must~~ **shall** comply with generally accepted agricultural practices through the Right to Farm Law (CGS Chapter 368m, Sections 19a-341 & 341a); prevailing CT Department of Energy and Environmental Protection water pollution control statutes (CGS Chapter 446k, Sections 22a-430); and the State of Connecticut Public Health Codes.
4. Slaughtering and/or butchering of animals ~~is prohibited except for animals raised on the property for personal consumption and poultry (e.g., chickens, turkeys, ducks, etc.) raised on the property, slaughtered and processed according to the USDA Producer/Grower 1000 Limit Exemption. (Ref: https://www.fsis.usda.gov/wps/wcm/connect/0e410cbe-9f0e-4981-86a3-a0e3e3229959/Poultry_Slaughter_Exemption_0406.pdf?MOD=AJPERES)~~ **livestock is permitted in compliance with the following provisions:**
 - a. **Where the livestock is slaughtered and processed solely for personal consumption, or**
 - b. **Where poultry (e.g., chickens, turkeys, ducks, etc.) raised on the property is slaughtered and processed according to the USDA Producer/Grower 1000 Limit Exemption - Poultry Products Inspection Act (PPIA) (21 U.S.C.464(c)(1)(B)), or**
 - c. **Where the livestock is slaughtered and processed in accordance with the provisions for Custom Slaughter under The Federal Meat Inspection Act (FMIA) (21 U.S.C. 623(a))**
5. **Site Plan Review Standards for Livestock Agriculture - Site Suitability and Impact**

In order to minimize potential adverse impacts, in addition to the requirements of Article 3A, Section 4 B, the site plan of an application for livestock agriculture shall include the following:

- a. Location of all proposed animal shelters, paddocks, pastures and pens, including fences.
- b. Type of animals to be kept
- c. A narrative describing the total acreage of the site where animals are to be kept, the general nature and scope of the proposed use, and the provisions for storage of feed, grain, hay, animal excrement and any associated wastewaters.
- d. Sites with slopes dominantly greater than 15% shall be avoided or improved utilizing generally accepted agricultural practices to avoid excessive surface water runoff, soil erosion or hazardous conditions for keeping animals.
- e. ~~Animal confinement areas shall not~~**Black Langlois 2 strike e Unanimous**
- f. ~~Proper drainage shall be provided to avoid ponding of water. Clean water shall be diverted from animal confinement areas. Contaminated stormwater runoff shall be collected or treated to minimize impact on surface or subsurface water supplies, and runoff shall not be directed to neighboring properties.~~ **divert clean water from animal confinement areas. Such diversion techniques may include collection, diversion, infiltration and/or treatment. Runoff shall not be directed to neighboring properties.**
- g. All livestock shall be kept in such a manner ~~that shall not cause vermin or insects.~~ **as to minimize any vermin or insects which may be shown to pose a direct risk to neighboring**

properties. This shall be accomplished through farming best practices as recommended by USDA, CT Dept of Agriculture and/or CT Farm Bureau.

- h. Livestock shall be suitably and adequately confined or controlled. **Fencing for livestock shall be installed and kept in sufficiently good repair to confine the animals on the owner's property without access to neighboring parcels.**
- i. Requirements of public health codes shall be followed.
- j. ~~Fencing for livestock shall be installed so that no part of the animal can reach over the property boundary line and of a nature to ensure the livestock safely stay within the fenced area~~

Summary: it was suggested by J. Blanchette of J&D Engineering that letter e is unnecessary, since subsurface sewage disposal systems are under the jurisdiction of the State and local health departments. Since NDDH would not allow a system under an animal shelter or any other building, Thompson's Zoning Regulations do not need to address this.

Randy Blackmer moved and Charlene Langlois seconded the motion to strike 5e, in Article 4A, Section 4 Agriculture, D Livestock. Hearing no discussion on the motion, the Chairman called for a voice vote and the motion carried unanimously. Language is struck

Article 4B Common Residential District (CRD)

Article 4B, Section 2 Table of Permitted Uses

Use	Construction Structure Type	Zoning Permit, Simple	Permit with Commission Site Plan Review	Special Permit	Prohibited

Article 4B, Section 3 General Development Standards

A. Dimensional Requirements

1. The minimum lot size shall be 4,500 square feet. New construction shall be permitted, provided that the requirements for setbacks and building height requirements are met.

2. There shall be no net buildable area requirement in this district.

Summary: While differing opinions were expressed, no new, factual information was received at the public hearing to contradict the recommendation for this amendment, which represents the consensus of staff and the Chairs of the IWC, MSRAC and PZC.

Alvan Hill moved and Charlene Langlois seconded to add #2 in Article 4B, Section 3 General Development Standards

Discussion: Ray Williams commented 4500 square feet is too small. Randy Blackmer stated he will accept the language in Item 2.

Hearing no further discussion, the Chairman called for a voice vote and the motion passed with 9 in favor and one opposed.

Article 4C Thompson Common Village District (TCVD)

Article 4C, Section 1 Intent

The purpose of the Thompson Common Village District (TCVD) is to encourage the protection, enhancement and use of buildings and structures ~~or appurtenant vistas~~ having historic and/or aesthetic value representing or reflecting elements of the cultural, social, economic and architectural history of Thompson discussed in the most current version of the Plan of Conservation and Development (PoCD).

Article 4C, Section 2 Table of Permitted Uses

Use	Construction Structure Type	Zoning Permit, Simple	Permit with Commission Site Plan Review	Special Permit	Prohibited
6. Agricultural-Ancillary Entertainment Activities Business	Existing		X		
	New		X		
10. Farm-Based Recreational Activities Business (Seasonal or Ongoing)	Existing		X		
	New		X		

Article 4C, Section 3 General Development Standards

A. Dimensional Requirements

1. The minimum lot area for development in this District shall satisfy the Northeast District Department of Health's standards for septic and potable water and is not less than 40,000 square feet.

2. There shall be no net buildable area requirement in this district.

Summary: While differing opinions were expressed, no new, factual information was received at the public hearing to ~~contradict~~ the recommendation for this amendment, which represents the consensus of staff and the Chairs of the IWC, MSRAC and PZC.

Joseph Parodi-Brown moved and Alvan Hill seconded the motion to accept the language in Article 4C, Section 3 General Development Standards, A. Dimensional Requirements, #2. Hearing no discussion, the Chairman called for a voice vote and the motion passed 7-3.

Article 4D Business Development District (BDD)

Article 4D, Section 2 Table of Permitted Uses

Use	Construction Structure Type	Zoning Permit, Simple	Permit with Commission Site Plan Review	Special Permit	Prohibited
6. Agriculture (livestock)	Existing New	X	X X		
7. Agricultural-Ancillary Entertainment Activities Business	Existing New		X X		
11. Farm-Based Recreational Activities Business (Seasonal or Ongoing)	Existing New		X X		

Article 4D, Section 3 General Development Standards

A. Lot Area

3. For properties not served by public water/sewer, the net buildable area shall be not less than 15,000 square feet.
4. For properties served by public water/sewer, the net buildable area shall be not less than 4,500 square feet.

Summary: While differing opinions were expressed, no new, factual information was received at the public hearing to contradict the recommendation for this amendment, which represents the consensus of staff and the Chairs of the IWC, MSRAC and PZC.

Joseph Parodi-Brown moved and Randy Blackmer moved to approve the language in Article 4D, Section 3 General Development Standards A. Lot Area. Hearing no discussion on the motion, the Chairman called for a voice vote and the motion passed 7 in favor, 2 opposed, 1 abstention.

D. Frontage and Setback Requirements:

Use—Public Water/Sewer	Frontage	Front	Side	Rear
Primary Structure, Non-Residential Use	50'	10'	10'	10'
Primary Structure, Residential Use	50'	20'	10'	10'

Article 4E Thompson Corridor Development District (TCDD)

Joseph Parodi-Brown moved to approve amendments for the Frontage and Setback Requirements for the TCDD and BDD Districts as written. Hearing no discussion, the chairman called for a voice vote and the motion passed 9 in favor and 1 opposition.

Article 4E, Section 2 Table of Permitted Uses

Use	Construction Structure Type	Zoning Permit, Simple	Permit with Commission	Special Permit	Prohibited
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			Site Plan Review		
6. Agriculture (livestock)	Existing	X	X		
	New		X		
7. Agricultural-Ancillary Entertainment Activities Business	Existing		X		
	New		X		
11. Farm-Based Recreational Activities Business (Seasonal or Ongoing)	Existing		X		
	New		X		

Article 4E, Section 3 General Development Standards

3. For properties not served by public water/sewer, the net buildable area shall be not less than 15,000 square feet.
4. For properties served by public water/sewer, the net buildable area shall be not less than 4,500 square feet.

Summary: While differing opinions were expressed, no new, factual information was received at the public hearing to contradict the recommendation for this amendment, which represents the consensus of staff and the Chairs of the IWC, MSRAC and PZC.

Alvan Hill moved and Charlene Langlois seconded the motion to approve the language as presented. Hearing no discussion on the Thompson Corridor Development District, the chairman called for a voice vote and the motion passed 6 in favor and 4 opposed.

D. Frontage and Setback Requirements:

Use—Public Water/Sewer	Frontage	Front	Side	Rear
Primary Structure, Non-Residential Use	50'	10'	10'	10'
Primary Structure, Residential Use	50'	20'	10'	10'

Article 4F Downtown Mill Rehabilitation District (DMRD)

Article 4F, Section 2 Table of Permitted Uses

Use	Construction Structure Type	Zoning Permit, Simple	Permit with Commission Site Plan Review	Special Permit	Prohibited
6. Agriculture (livestock)	Existing	X	X		
	New		X		
7. Agricultural-Ancillary Entertainment Activities Business	Existing		X		
	New		X		

Article 4F, Section 3 General Development Standards

A. Dimensional Requirements

1. The minimum lot size within this district shall be 4,500 square feet. New construction shall be permitted, provided that the requirements for setbacks and building height requirements are met.
2. **The net buildable area shall be not less than 4,500 square feet.**

Summary: While differing opinions were expressed, no new, factual information was received at the public hearing to contradict the recommendation for this amendment, which represents the consensus of staff and the Chairs of the IWC, MSRAC and PZC.

C. Frontage and Setback Requirements:

	Frontage	Front	Side	Rear
Primary Structure, Non-Residential Use	50'	10'	10'	10'
Primary Structure, Residential Use	50'	20'	10'	10'

Alvan Hill moved and Randy Blackmer seconded the motion to accept the language in Article 4F, Section 3 General Development Standards A 2 and C. Hearing no discussion, the Chairman called for a voice vote and the motion passed 6 in favor and 4 opposed. Language is approved.

Article 4G Lake District (LD)

Article 4G, Section 3 General Development Standards

Article 4G, Section 1 Intent

The intent of the Lake District (LD) is to allow for the safe and reasonable use of properties in the areas surrounding Little Pond and Quaddick Lake. These regulations recognize the historic challenges to property owners in this area where parcels were created prior to the adoption of zoning, leading to a high incidence of non-conformity for existing lots. Due to the sensitive nature of lakefront properties, uses in this district are more restricted than in other districts. **See Article 4, Section 4, Paragraph 5, B for limits on as-of-right livestock.**

Summary: This is language suggested by the Wetlands Agent, related to her concerns regarding livestock in this district and the health of the lakes. Inclusion of this statement would be tied to the results of the vote of the PZC on Article 4, Section 4, Paragraph 5

Joseph Parodi-Brown moved and Randy Blackmer seconded the motion to add Article 4, Section 4, Paragraph 5, B for limits on as-of-right livestock language. Hearing no discussion, a “Yes” vote will approve the addition of the language and a “No” vote will not approve. The Chairman called for a voice vote and the motion passed with 6 in favor and 4 opposed.

Dimensional Requirements

A. Lot Size

1. The minimum lot area for development on new lots in this district shall be that which satisfies the NDDH standards for septic and potable water, and is not less than ~~4,500~~ **15,000** square feet.
2. **The net buildable area shall be not less than 15,000 square feet.**

Summary: While differing opinions were expressed, no new, factual information was received at the public hearing to contradict the recommendation for this amendment, which represents the consensus of staff and the Chairs of the IWC, MSRAC and PZC.

Joseph Parodi-Brown moved and Ray Williams seconded the motion to approve the amendments #1 and #2. Hearing no discussion on the motion, the Chairman called for a voice vote and the motion passed unanimously. The amendment is adopted.

Article Five Special Provisions Article 5A Uses

Article 5A, Section 1 Development Standards for Home Occupations and Neighborhood Limited Enterprises

~~c. Activities or storage associated with the home occupation shall not take place outside the residential structure or a fully enclosed accessory building.~~ **Activities or storage associated with the home occupation shall only take place within the residential structure, or within a fully enclosed accessory building.**

Article 5A, Section 3 Earth and Gravel Removal

C. Standards for Earth Removal

~~11. In granting a special permit for earth removal, the Commission may attach such conditions and to safeguard as may be required to protect the public health, safety and general welfare and to ensure continued compliance with these regulations. Such additional conditions may include, but are not limited to, the following:~~ **the following shall be required:**

Article 6, Section 1 Zoning Board of Appeals Article 6, Section 1 Administration

- A. The Zoning Board of Appeals shall have all the powers and duties delegated to it by **Sections 8.5 – 8.10** of the Connecticut General Statutes.

Article Seven – Definitions

Accessory Apartment (also In-Law Apartment)

Agriculture-Ancillary Entertainment-Based Activities Business—Non-agricultural offerings, commonly used as incidental components of on-farm direct marketing activities, that are accessory to and serve to increase the direct-market sales of the agricultural output of a farm. Such **business** activities are designed to attract customers to a farm by enhancing the experience of purchasing agricultural products. Examples of such **business** activities include, but are not limited to, horseback riding (lessons or rentals), live music performances, weddings and business meetings.

Box Trailer - A box trailer, also commonly known as a “box body,” is a special body with solid walls in the form of a closed box on a vehicle. The box body is usually firmly attached to the chassis. However, there are also box bodies that are removable. The removable body is known as a “swap body”.

Care Services

Rest Home (also, Nursing Home)—An establishment that is licensed by the Department of Health Services pursuant to Chapter 368v of the Connecticut General Statutes and that furnishes food and shelter to two or more persons unrelated to the proprietor. In addition, provides services that meet a need beyond the basic provisions of food, shelter and laundry. Such services may include, but are not limited to, assistance in personal hygiene, nutrition, exercise, recreation and health maintenance. This term shall not include “Convalescent Home” or “Skilled Nursing Facility.”

PLEASE NOTE: The edit being proposed here is not to change the substance of this definition, but to move it in the glossary to be one of the sub-categories listed under “Care Services”

Conservation Easement – A voluntary, legal agreement that permanently limits uses of the land to protect its conservation values, as identified in the document entitled “Conservation and Open Space Plan, Thompson, Connecticut” dated December 2005, prepared by the Thompson Conservation Commission, as may be amended.

Driveway— ~~An access onto or an egress from an approved Town street.~~ **A private access-way connecting one or more buildings to a public or private street. The term “shared driveway” is used when the private access-way connects multiple buildings with different owners or tenants in an undivided lot (e.g. for a condominium development, a business park or similar uses); or, connects multiple lots in a subdivided parcel.**

Joseph Parodi-Brown moved and Michael Krogul seconded the motion to accept the definition of driveway. The Chairman called for a voice vote and the motion passed unanimously.

Farm-Based Recreation Business—Means Recreational offerings that are uniquely suited to occurring on a farm and may also include common outdoor recreation activities that are compatible with the agricultural use of the farm, where such offering and activities are related to marketing the agricultural output of the farm. Such activities are accessory to, and serve to increase, the direct-marketing sales of the agricultural output of the farm by attracting customers and enhancing the experience of purchasing agricultural products at the farm. Examples of farm-based recreational **business** activities uniquely suited to occurring on a farm may include, but are not limited to, corn, sunflower or other crop mazes; hayrides and wagon rides; agricultural animal display or petting areas; farm tours; horseback riding and pony rides; or tractor pulls. Examples of farm-based recreational **business** activities considered common outdoor activities that are compatible with the agricultural use of a farm include, but are not limited to hiking, bird-watching, sleigh rides, hunting and fishing and bonfires. Seasonal **business** activities are those that are determined by the agricultural calendar (e.g., crop mazes or festivals celebrating a seasonal crop). Ongoing activities are those which are not determined by the agricultural calendar (e.g., hayrides, farm tours and petting zoos).

Net Buildable Area - A 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.

Watercourses – Shall be as defined in Chapter 440, Section 22a-38 of the Connecticut General Statutes.

Wetlands – Shall be as defined in Chapter 440, Section 22a-38 of the Connecticut General Statutes.

Summary: The three new definitions above were requested for addition by the Wetlands Agent in her memo of 19 Oct.

Dave Poplawski moved and Ray Williams moved to accept the definition of conservation easement, watercourses, and wetlands as recommended by the Wetlands Agent in her memo of October 19, 2022. Hearing no discussion, the Chairman called for a voice vote and the motion passed unanimously. The definitions are adopted.

Appendix E Tables of Uses for All Districts

PLEASE NOTE: This edit will delete Appendix E (pages 136 – 147 in the current online copy), which has been found redundant to the Tables of Uses in each of the zoning districts.

Regarding the regulations related to front setbacks for accessory structures

The language regarding front setbacks for accessory structures was not a part of the original draft amendments, and it therefore properly should not have been discussed at the public hearing on 28 November. However, since it was discussed at that time in some detail, and since there is a strong desire on the part of some of the Commissioners to revisit the issue, the following options are presented to the PZC to choose from as a part of this round of amendments:

Wherever the language regarding front setbacks for the various districts occurs (Article 4A, Section 3, D, footnote 2; Article 4B, Section 3, D, footnote 1; Article 4C, Section 3, D, footnote 1; Article 4D, Section 3, D, footnote 1; Article 4E, Section 3, D, footnote 1; Article 4F, Section 3, C, footnote 1; Article 4G, Section 3, D, footnote 1)

Choose between:

1. The language as written: When the application is for new construction of the primary structure, the setback for an accessory structure shall equal or exceed that of the primary structure. Where there is an existing primary structure that predates the adoption of these Regulations, the Commission may waive the front setback requirement based on the physical characteristics of the site.

Rationale: This language was the majority vote of the members of the PZC the last time the topic was discussed in 2021. The majority vote of the PZC has consistently been to put limits on accessory structures in front yards since the topic was first brought up during the 2020 re-write, based largely on concerns for property values in residential neighborhoods and the impacts of large, potentially cluttered structures in front yards (similar to the concerns over box trailers).

2. Strike the existing language and edit the front setback dimensions for accessory structures to match those of the primary structure, in every case.

Rationale: In addition to the strong feelings on the topic shown by some Commissioners, in practice the PZC has voted to waive the requirement every time it has come before the Commission. If the result is always a waiver, what is the purpose of the prohibition?

3. Amend each table to allow accessory structures less than or equal to 200 sq ft footprint with the same setbacks allowed for the primary structure in each district (4A = 40', 4B = 10', 4C = 40', 4D = 10' or 20' based on non-residential or residential use, 4E = 10' or 20' based on non-residential or

residential use, 4F = 10' or 20' based on non-residential or residential use, 4G = 10'), with the current requirements remaining in place for accessory structures greater than 200 sq ft footprint.

Rationale: This would be a compromise that would accommodate for the concerns about the visual impact to neighborhoods which led to the original provision, while still allowing the construction of small accessory structures that would be in keeping with common uses (garden sheds, gazebos, etc).

The Chairman polled the Commissioners and asked them to rank their first, second and third choice on the regulations related to front setbacks for accessory structures listed above and the majority of Commissioners chose to Strike existing language is #2.

Joseph Parodi-Brown moved and John Rice seconded the motion to approve the sum total of amendments as written and voted upon this evening to be accepted. Hearing no discussion, a "Yes" vote is to accept the amendments a "No" vote is to not accept them.

Alvan Hill-Yes

Michael Krogul-Yes

Ray Williams-Yes

John Rice-Yes

Randy Blackmer-Yes

Charlene Langlois-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

Jane Salce and Dave Poplawski stepped out of the room for this vote.

5. Citizens Comments:

Tom Angelo, 640 Fabyan Road, stated he is an elected town official and President of the Tourtellotte Trust, had a question on roosters and supported J&G Bistro's live entertainment.

Valerie Clark, 105 Alm Road, commented that she was pleased the regulations went through, agreed there are restrictions on homeowners in the Lake District, and attribution to the Agricultural Commission .

6. Applications: None

7. Applications Received After Agenda Posted: None

8. Old Business

α. 27 Main Street – amend Site Plan Approval

Jill St. Cyr is asking the PZC Commission to amend her current application to include entertainment noted on the Application for Adding Live Entertainment. She is requesting live entertainment to include, Acoustics (not amplified), Disc Jockeys, Live Bands, Comedians, and Karaoke. The ZEO's interpretation is Ms. St Cyr is allowed live entertainment as related to the Liquor Permit and complies with the zoning regulations. The ZEO's interpretation is based on the common practice of Restaurants having live entertainment.

Dave Poplawski moved and John Rice seconded the motion to amend the application for 27 Main Street, to include live entertainment including Acoustics (not amplified), Disc Jockeys, Live Bands, Comedians, and Karaoke.

Discussion: Consistency was discussed, closing time for entertainment, and state regulations.

Dave Poplawski moved to amend his motion to add live entertainment to be played no later than 11:00 PM and John Rice seconded the amendment to the motion. The motion now reads:

Dave Poplawski moved and John Rice seconded the motion to amend the application for 27 Main Street, to include live entertainment including Acoustics (not amplified), Disc Jockeys, Live Bands, Comedians, and Karaoke to be played no later than 11:00 PM. Hearing no further discussion, a “Yes” vote will approve the motion with amendment and a “No” vote will deny.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-No

Alvan Hill-Yes

Charlene Langlois-Yes

John Lenky-No

Joseph Parodi-Brown-Yes

The Permit is amended.

b. Discussion of By-Laws

The record of the Amended Bylaws is on file in the Zoning Office.

ARTICLE VIII – DISQUALIFICATION

Correction: No member of the **Planning and Zoning** Commission and no member of any municipal agency shall appear or represent any person, firm or corporation or other entity in any matter pending before the Commission.

Discussion: Election of Officers 2023 for a two-year term, unanimous voting, seating alternates by seniority by the Chairman, disqualifications.

Dave Poplawski moved and Alvan Hill seconded the motion to accept the PZC Bylaws as amended by Alvan Hill in Packet 2 and approve correcting all spelling, grammatical, formatting and citation errors that may be found in the current 2022 Zoning Regulations. Hearing no further discussion on the motion, a “Yes” vote will approve the Bylaws as amended and a “No” vote will not approve. The Chairman called for a voice vote and the motion passed 9 in favor and 1 opposed.

9. New Business

a. Proposed Buildings on 255 Buckley Hill Rd, Town of Thompson Highway Department Facility

Michael Krogul moved and Charlene Langlois seconded the motion to approve the municipal improvements at 255 Buckley Hill Road. Hearing no discussion on the motion the Chairman called for a voice vote and the motion passed 9 in favor and 1 abstention.

b. Preliminary Development Discussion 26 Main Street- Edward Murphy, Baystate Investment Fund Inc. spoke on this proposal.

Mark Brouillard, Attorney, represented Edward Murphy and stated the St. Joseph School project will benefit the town. Edward Murphy said they are proposing 40 units consisting of one bedroom and studio units. The units will be affordable, not large, consisting of new windows, laminate or carpet flooring, granite, stainless-steel appliances including a dishwasher, mini splits for heating and cooling and ample parking. The size of the units will be approximately 900 feet for the larger unit and 500 – 600 feet for the smaller one. The landscaping will include a buffer in front of the cemetery. Applicant has no plans to improve the parking lot. The Applicant added that these units will be good for a single person, someone downsizing, and will have little impact on school system. The church will heat the building through the winter. The Applicant is planning to be ready for occupancy by 2023-2024. The Commissioners liked this preliminary development plan.

c. Preliminary Development Discussion 1410 Thompson Rd – 1 Rattan Road Realty Trust – Dr. Sharma

Daniel Blanchette spoke on this proposal and presented a site plan. Dr. Shama owns 46 acres in Thompson, CT bordering the Massachusetts line and he is seeking the Commission’s opinion and guidance and hopes to get this project off the ground. Daniel Blanchette stated that these 24 proposed two-bedroom 2000 square foot high end condos would be accessible through Massachusetts and would have a loop road with the condos going around the road. Water and sewer will be provided by private wells and septic systems. The average price would be between \$500,000 to \$700,000. The complex will also have a central

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community center. The private street condo association will be responsible for winter plowing. Dr. Shama has an agreement with the Webster Fire and Police and the Thompson Fire Department in case of an emergency.

10. Approval of the PZC Minutes of November 28, 2022 Meeting

Alvan Hill moved and Randy Blackmer seconded the motion to approve the PZC Minutes of November 28, 2022. Discussion: Ray Williams added to Item 3, PZC #22-34 the word "against" before cluster housing. Alvan Hill and Randy Blackmer accepted the amendment to their motion.

Alvan Hill moved and Randy Blackmer seconded the motion to approve the PZC Minutes of November 28, 2022 with the amendment to add "against" before cluster housing to Item #3 PZC #22-34. Hearing no further discussion, a "Yes" vote will accept the Minutes of November 28, 2022 as amended and a "No" vote will not.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Rice-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

Charlene Langlois-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

The Minutes with Amendment are accepted.

11. Reports of Officers and Staff

a. Town of Thompson Budget Report

John Rice moved and Jane Salce seconded the motion to authorize Dave Poplawski to submit the PZC 2023-2024 budget to the Board of Selectmen. Hearing no discussion, the vote was unanimous.

Dave Poplawski stated that the 2023-2024 budget for the PZC is due in the Selectmen's office by January 9, 2023 and he asked the Commissioners to let him know if there is anything he needs to add to the budget.

b. ZEO Memo

Compliance 117 New Road - The Gray's forwarded their complaint to the ZEO and it can be viewed in the ZEO's office. The ZEO reported that the manure situation the Gray's complained about is taken care of by the Health Department. Mr. Calabro agreed not to spread any manure until he gets things straightened out with the NEDH. Another issue the Department of Health had was the fencing is too close to the vent pipe and Mr. Calabro will take care of it. The ZEO went out to the site and stated the place is clean, the paddock is good and the fencing is going to be electrified. Inland Wetlands is reviewing water spillage and the ZEO stated she will re-examine the site plan and review it. The Commissioners asked the ZEO to keep the PZC posted on issues that are within the jurisdiction of the PZC at 117 New Road.

Michael Krogul moved and Ray Williams seconded the motion to accept the action as recommended by the ZEO. The ZEO commented that Mr. Calabro does not need to file with her office because action was accepted in the amended regulations that were accepted today. Hearing no discussion, a "Yes" vote will accept the action recommended by the ZEO and a "No" vote will not.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

John Rice-Yes

Dave Poplawski-Yes

Randy Blackmer-Yes

Charlene Langlois-Yes

John Lenky-Yes

Joseph Parodi-Brown-Yes

Joseph Parodi-Brown moved and Randy Blackmer seconded the motion to amend the agenda to include the Planners report. The vote was unanimous.

c. Planner's Report

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Tyra commented that the link for the webinar for Conservation Subdivisions was excellent and she will forward it to the Commissioners. She also said she would like to schedule a meeting for subdivision regulations for Wednesday, January 25, 2023 and will email the Commissioners to confirm their availability.

12. Correspondence
 - a. Minutes: Zoning Board of Appeals - No December Meeting
 - b. Town of Webster Planning Board Decision
13. Signing of Mylar-None
14. ZBA Review:

ZBA requested a monthly update on the clean-up of Bates Auto.
15. Citizens Comments:

Bill Warner commented on enlightening citizens on Zoning law.
16. Commissioners' Comments:

Alvan Hill-commented on enlightening citizens on zoning
Dave Poplawski commented on farming in the Lake District
John Rice wished everyone a Merry Christmas
Joseph Parodi-Brown commented he accepted Gloria Harvey's resignation as Recording Secretary of the PZC.
17. Next Meeting:
 - a. PZC Regular Meeting January 23, 2023, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255.
18. Adjournment:

Jane Salce moved and Mike Krogul second the motion to adjourn. The vote was unanimous and the meeting adjourned at 10:30 PM.

Respectfully Submitted,
Gloria Harvey, Recording Secretary