



TOWN OF
THOMPSON
Planning & Zoning
Commission

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PZC Regular Meeting

Monday- January 23, 2023

Merrill Seney Community Room, Thompson Town Hall,
and via Zoom

1. The call to order by Chair Joseph Parodi-Brown was at 7:00.

The chair read the Procedural Statement regarding Citizens' Comments: 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.

The Pledge of Allegiance was recited.

2. Roll Call, Seating of Alternates:

Present in person: Joseph Parodi-Brown (Chair), Randolph Blackmer, Michael Krogul, Jane Salce, Raymond (Ray) Williams, David Poplawski, Alternate Brian Santos

Present Via Zoom: John B. Lenky (7:02 PM), Randolph Blackmer, Alvin Hill, Alternate Kies Orr (7:04 PM, first by phone then via Zoom))

Absent : Charlene Langlois, John Rice, Robert Werge, Sr (Alt).

Alternates were seated: Brian Santos in the absence of John Rice, Kier Orr in the absence of Charlene Langlois

Others in attendance: Cynthia Dunne (Zoning Enforcement Officer), Tyra Penn-Gesek (Director of Planning and Development), Amy St Onge (First Selectman), Members of Boards/Commissions.

3. Public Hearing: none

4. Discuss Public Hearing and Possible Action: none

5. Citizens Comments:

-Valerie Clark, 105 Alm Road, stated her comments in the December 19, 2022 PZC minutes to be inaccurate.

6. Applications:

PZC 23-01 Applicant Green Valley Self-Storage LLC, Zachary LaBonte, property owner of 72 Main Street, KKB Acquisition LLC, 1919 Flowers Circle, Thomasville, GA., Map 169, Block 88, Lot 65A, 65 and 64, Zone DMRD, 4.2 acres (3 lots). To develop Storage Rental Facilities (climate controlled) and Office Building. Article 4F, Section 2-27. The application was verified to be complete, and the site plan is provided.

Motion D. Poplawski seconded by J. Salce to accept for Public Hearing at the Regular Monthly Meeting, February 27: PZC 23-01 -Applicant Green Valley Self-Storage LLC, Zachary LaBonte, property owner of 72 Main Street, KKB Acquisition LLC, 1919 Flowers Circle, Thomasville, GA., Map 169, Block 88, Lot 65A, 65 and 64, Zone DMRD, 4.2 acres (3 lots), carried unanimously. Voting aye: Brian Santos, Kier Orr, John B. Lenky, Randolph Blackmer, Alvin Hill, Michael Krogul, Jane Salce, Raymond (Ray) Williams, David Poplawski, Joseph Parodi-Brown (Chair). Nay votes: none

PZC 23-03 Applicant Baystate Investment Fund LLC. Property owner of 26 Main Street, St. Joseph's Catholic Society, 18 Main Street, Thompson, CT Map 169. Block 94, Lot 3, Zone DMRD, 2.4+/- acres development of structure to 40 residential units, inclusive of 1 handicap, 4 affordable housing, 60 parking spaces, 6 electric charging stations Article 4F, Section 2-21

Motion D. Poplawski seconded by B. Santos to accept for a Public Hearing at the Regular Planning and Zoning Commission meeting, February 27, 2023: PZC 23-03 -Applicant Baystate Investment Fund LLC. Property owner of 26 Main Street, St. Joseph's Catholic Society, 18 Main Street, Thompson, CT Map 169. Block 94, Lot 3, Zone DMRD, 2.4+/- acres development of structure to 40 residential units, inclusive of 1 handicap, 4 affordable

housing, 60 parking spaces, 6 electric charging stations Article 4F, Section 2-21, carried unanimously.

Voting aye: Brian Santos, Kier Orr, John B. Lenky, Randolph Blackmer, Alvin Hill, Randolph Blackmer, Michael Krogul, Jane Salce, Raymond (Ray) Williams, David Poplawski, Joseph Parodi-Brown (Chair). Nay votes: none

PZC 23-02 – Applicant LeRoy Gullaume, property owner of 365 Riverside Drive Moon Spinners LLC, 455 Meadow Court, Unit 8, Southheld, New York, Map 85, Block 51, Lot 7A, Zone TCDD, 4.54 Acres, request Zoning Permit with Site Plan Review by Commission to develop Storage Rental Facilities, Article 4E, Section 2 #19.

For discussion and vote. The ZEO noted the application to be incomplete. There are also inaccuracies.

Motion B. Santos seconded by D. Poplawski to continue the application: PZC 23-02 – Applicant LeRoy Gullaume, property owner of 365 Riverside Drive Moon Spinners LLC, requesting Zoning Permit with Site Plan Review by Commission to develop Storage Rental Facilities, Article 4E, Section 2 #19 to the Regular Planning and Zoning Commission meeting, February 27, 2023: PZC 23-03 carried unanimously. Voting aye: Brian Santos, Kier Orr, John B. Lenky, Randolph Blackmer, Alvin Hill, Michael Krogul, Jane Salce, Raymond (Ray) Williams, David Poplawski, Joseph Parodi-Brown (Chair). Nay votes: none

7. Applications Received After Agenda Posted: none

8. Old Business:

α. Update of Amended by-laws: C. Dunne distributed the “permanently” final copy of the By Laws.

9. New Business: C. Dunne reviewed documentation requirements of attendance at all training sessions for a spreadsheet, which will serve to verify mandated training by PZC members.

A. CBA Education & Training Seminar Planning and Zoning – discussion of Commission attendance

B. UConn Center for Land Use Education and Research (CLEAR) (2 notices)

10. Approval of the PZC Minutes of December 19, 2022 Meeting: After discussion

Motion J. Parody-Brown seconded by D. Poplawski to approve amending the Minutes of 12-19-2022, page 18, Citizens’ Comments to state that Valerie Clark, 105 Alm Road 1). Disagreed with the characterization of attribution pertaining to the Agriculture Commission and 2). expressed the opinion that the proposed language concerning the Lakes District is too strict, and does not support restricting farmland, carried unanimously. Voting aye: Brian Santos, Kier Orr, John B. Lenky, Randolph Blackmer, Alvin Hill, Michael Krogul, Jane Salce, Raymond (Ray) Williams, David Poplawski, Joseph Parodi-Brown (Chair). Nay votes: none

Motion R. Williams second by J. Salce to approve the Minutes of the December 18, 202 PZC meeting, with the text modified on Page 18, Citizens’ Comments, as just previously approved carried unanimously. Voting aye: Brian Santos, Kier Orr, John B. Lenky, Alvin Hill, Randolph Blackmer, Michael Krogul, Jane Salce, Raymond (Ray) Williams, David Poplawski, Joseph Parodi-Brown (Chair), Nay votes: none

11. Reports of Officers and Staff:

α. Town of Thompson Budget Report: D. Poplawski noted 1). funds were transferred to pay for Professional Services and, 2). a preliminary budget proposal has gone to the BOS for the Budget Workshop.

b. Planner:

1). Reminder: Subcommittee meeting:-proposed draft of subdivision regulations 01-25 @ 7 PM via Zoom. This will be a final review of the current draft. There are some not-fully-reviewed sections.

Similar to the process for other Regulations updates, the draft will be locked, then published for public comment, and subsequently accepted to be scheduled for a Public Hearing. 2) J. Lenky asked about the status of Marla's comments. They have not come in yet but can be addressed during the procedure

- C. ZEO Memo – Discussion of Use for 481 West Thompson Rd Zone BDD, site plan review. Proposed Boat storage with non-mechanical repairs. B. Santos: has the structure's owner sent a letter of authorization?

12. Correspondence

- a. Minutes: Zoning Board of Appeals No January Meeting
- b. Connecticut Federation of Planning and Zoning Agencies
- c. Handout "And Just like that, America Becomes More Rural"
- d. Town of Douglas Planning Board Notice

13. Signing of Mylar – PZC #22-40, Spicer Plus Inc. 0 Reardon Rd

Motion D. Poplawski seconded by J. Salice to authorize the PZC Chair, J. Parodi-Brown, to sign the mylars for PZC application #22-40, Spicer Plus Inc. 0 Reardon Rd carried unanimously. Voting aye: Brian Santos, Kier Orr, John B. Lenky, Randolph Blackmer, Alvin Hill, Michael Krogul, Jane Salce, Raymond (Ray) Williams, David Poplawski, Joseph Parodi-Brown (Chair). Nay votes: none

14. ZBA Review:

ZBA requested a monthly update on the clean up of Bates Auto. Report Attached. The matter remains in ZBA Jurisdiction.

15. Citizens Comments: none

16. Commissioners' Comments: none

17. Next Meetings:

- a. PZC Special Meeting – Draft Subdivision Regulations – Wednesday, January 25, 2023, 7 PM, Zoom only
- b. PZC Regular Meeting February 27, 2023, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255 and via Zoom.

18. Adjournment:

Motion B. Santos seconded by J. Salce to adjourn carried unanimously. The Chair adjourned the meeting at 7:30 PM.

Respectfully Submitted, Dotti Durst Acting Recording Secretary *DD*

To see the meeting in its entirety, click, or copy/ paste to your search bar:

https://us02web.zoom.us/rec/share/b7wjWKVnMPF5RymQIMbEZ8DL8Rz2MfSd8WMv8lgV63bJLB1_pQU6QkSH7cQo_g9-.Lm7gnOccVBxrLFL6?startTime=1674518362000 Passcode: kTORR8!2

Youtube link: <https://www.youtube.com/watch?v=ffvtkPtBMEw>

*** These minutes have not yet been reviewed by the Planning and Zoning Commission. See next month's minutes for any modifications and final approval by the Commission.*