



# *TOWN of* **THOMPSON**

## **PLANNING AND ZONING COMMISSION**

**Minutes–PZC Special Meeting**  
**Monday, August 17, 2020 at 6:00 PM**  
**Zoom Meeting**

p. 1 of 7

Tyra Penn-Gesek is inviting you to a scheduled Zoom meeting.

Topic: P&Z Discussion and Possible Action - New Regs  
Time: Aug 17, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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Topic: P&Z Discussion and Possible Action - New Regs  
Date: Aug 17, 2020 05:48 PM Eastern Time (US and Canada)

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### **1. Call to Order at 6:00 PM by Chairman Joseph Parodi-Brown**

Roll Call:

Joseph Parodi-Brown

Alvan Hill

Randy Blackmer

Charlene Langlois

Brian Santos

John Lenky

John Rice

David Poplawski

Michael Krogul

MUNICIPAL BUILDING

**815 RIVERSIDE DRIVE · NO. GROSVENORDALE, CONNECTICUT 06255**  
**TELEPHONE (860) 923-9475 · FAX (860) 923-9897**

Seating of Alternates: Alvan Hill for Christopher Nelson, Brian Santos for Robert WergeSr. David Poplawski for Christine Chatelle.

Absent: Robert Werge Sr., Christine Chatelle, Christopher Nelson

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

## 2. Groundwater Reserves

Groundwater Reserves/Stratified Drift Deposits are a potential source of water for the future, and therefore should be protected from contamination.

Thompson's Stratified Drift Deposit areas have been delineated according to data supplied by the Connecticut Department of Environmental Protection and can be seen on the map entitled Town of Thompson Groundwater or Aquifer Resources (Stratified Drift Deposits) dated January 2020.

Applications **for the underlying district** for activities that involve storage, use, handling and or disposal of hazardous materials such as petroleum products, solvents, waste oil, chemicals, shall require supplemental information as follows:

1. Detailed description of the proposed use,
2. List of hazardous materials used, generated or stored at this business,
3. Detailed description of measures that will be implemented to protect against potential contamination. How will materials be handled at the site to protect against leakage, spillage or any other means of potential contamination?

All hazardous materials **as defined in the Town of Thompson Aquifer Protection Regulations (2017) Section 2.(a) (14)** shall be stored, handled, used and or disposed of in accordance with all State and Federal laws. Aquifer Protection Regulations is a Separate Document in response to John Rice's question.

Best Management Practices shall be utilized as outlined in the Town of Thompson Aquifer Protection Regulations (2017) Section 12.

Joseph Parodi-Brown moved and Charlene Langlois seconded the motion to accept language for groundwater reserves as presented and move the language to Article 5A, Section 4, and Section 4 to 7 will become Section 5-8. A "Yes" vote will Approve and a "No" vote will deny.

Joseph Parodi-Brown-yes      Alvan Hill-yes      Randy Blackmer-yes

Charlene Langlois-yes      Brian Santos-yes      John Rice-yes

Michael Krogul-Abstain      David Poplawski-yes      John Lenky-yes

Motion carried 7-1 with one abstain

## 3. Discussion of Amendment to Proposed Zoning Map.

The Commissioners discussed whether or not to Convert Common Residential District to Downtown Mill Rehabilitation District.

Joseph Parodi-Brown moved for a Voice Vote to include on the Zoning Map all brown areas or some brown areas. Commissioners will vote "All brown" or Some Brown."

Joseph Parodi-Brown-some      Alvan Hill-some      Randy Blackmer-some

Charlene Langlois-all      Brian Santos-some      John Rice-some

Michael Krugol-all      David Poplawski-some      John Lenky-some

Other Districts on Zoning Map:

Thompson Common Village – No questions on suggested changes– No objection to adopt changes mentioned. Changes adopted.

Reardon Road - No utilities. Fits better in RR-80 District. No questions on suggested change– No objection to adopt change mentioned. Change adopted.

Business Development District – No questions on suggested changes. No objection to adopt the changes mentioned.

Thompson Corridor Development District – Extend Route 12 to Massachusetts Line, include parcels by Anya and Route 12, as well as Properties on West Thompson Road to Woodstock Line and Split Zones - No questions on suggested changes– No objection to adopt changes mentioned. Changes adopted

Lake District – Keep split zoning because more restrictive set of uses.

4. Discussion and Possible Action on Public Hearing Proposed Zoning Regulations

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

A.4. A non-conforming use may be extended and/or expanded, provided that such extension or expansion shall not exceed 25% of the total existing square footage of the conforming use, or shall not exceed 25% of the remaining non-conforming lot.

**No objection to leaving at 25%**

Article 4, Section 5 General Provisions for All Districts

2. Interior Lots

An interior lot shall have an unobstructed right of access to a public road that is at least 50 feet in width. The lot line from which the right of access leads shall be considered the frontage line of the interior lot. An interior lot shall otherwise conform to all dimensional requirements for the district in which it is located.

**No objections to accepting this language.**

5. Shared Driveways

All developments consisting of two or more buildings or attached units, eg. town houses or professional office buildings, shall utilize shared driveways to provide access to their developments in order to limit curb cuts and extend this to all districts.

**Commissioners agreed to Move Shared Driveway language to Article 4, Section 5 #3. There were objections to accepting this language.**

Article 4A Rural Residential Agricultural District

Section 2 Table of Uses

Recommend making #9 Farm Stores/Existing a simple permit use and #12. Multi-Family Dwellings/Existing a site plan review use.

**No objections to making #9 Farm Stores a simple permit**

**Joseph Parodi-Brown called for a voice vote to make a multi-family dwelling in an existing building site plan review only or special permit**

**John Rice-Special Permit**

**John Lenky-Site Plan Review**

**Alvan Hill-Special Permit**

**Michael Krogul-Site Plan Review**

**David Poplawski-Special Permit**

**Brian Santos-Special Permit**

**Charlene Langlois-Site Plan Review**

**Randy Blackmer-Site Plan Review**

**Joseph Parodi-Brown-Site Plan Review**

**Motion carried-Site Plan Review 5, Special Permit 4**

Article 4A, Section 4 Agriculture

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

**No objections to change the definition to include the language of household pets.**

Article 4B Common Residential District

Section 2 Table of Uses

Recommend moving #7 Multi-Family Dwellings/Existing to a site plan review use.

**John Rice-Special Permit**

**John Lenky-Site Plan Review**

**Alvan Hill-Special Permit**

**Michael Krogul-Site Plan Review**

**David Poplawski-Special Permit**

**Brian Santos-Site Plan Review**

**Charlene Langlois-Site Plan Review**

**Randy Blackmer-Site Plan Review**

**Joseph Parodi-Brown-Site Plan Review**

Recommend adding to CRD the following:

Article 4B, Section 4 Household Domestic Fowl

The keeping of domestic fowl for household use is permitted in the CRD, with the following limitations:

1. Setbacks shall be as for an Accessory Structure to the primary building greater than 200 square feet, regardless of the dimensions of any coop or other structure to house the domestic fowl.

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

3. Roosters are not permitted in this district.

**No objections to accepting this language into the regulations.**

4C Thompson Common Village District

Section 2 Table of Uses

Recommend moving #6 Business or Professional Offices/Existing to a simple permit use.

**No objection to moving from site plan review to simple permit making that change.**

Section 2 Table of uses

Recommend the following adjustments to these uses where they are proposed in existing structures: #6 Business or professional offices/simple permit; shared artist or artisan workspace/simple permit.

**No objection to these changes to move to Simple Permit.**

Section 2 Table of uses

Recommend the following adjustments to these uses where they are proposed in existing structures: #6 Business or professional offices/simple permit; #12 Food & beverage stores/simple permit; #26 multi-family dwellings/site plan review.

**No objections to the recommended changes**

## Section 2 Table of Uses

Recommend the following adjustments to these uses where they are proposed in existing structures: #6 artist spaces/simple permit; #7 business offices/simple permit; #10 farm stores/simple permit; #14 retail stores/simple permit; #18 multi-family dwellings/site plan review.

**No objections to recommended changes and adding retail stores in existing structure.**

### Article 4G Lake District

#### A. Dimensional Requirements

##### 2. Height of Any Building or Structure

The maximum height of any building or structure shall be two stories. For the purposes of these regulations, a walk-out basement shall not be counted as a story"

**This language would not classify a walk out basement as a story. No objections to this language as written therefore it is adopted.**

### Article 5A Section 3 Earth and Gravel Removal

#### B. Exemptions

1. Excavations (not fills) for pools, raised foundations, retaining walls, basements, or other below-grade structures and earthwork associated with approved subdivisions do not require a grading permit, but are subject to building permits. A grading permit is otherwise required if any of the following criteria apply.

a. Earth movement is greater than 1,500 cubic yards in order to avoid:

i. Deep excavations

ii. Excessive sloping

iii. Excessive fills

b. Grading obstructs or diverts a drainage course

c. Importing or exporting of earth over 1,500 cubic yards.

**No questions and no objection to adopting this language.**

B.3. Excavation, removal, filling or grading of a total amount up to 1500 cubic yards per year.

**Commissioners agreed to eliminate the wording "per year." Excavation total of 1500 yards. No questions and no objections to adopting this language.**

#### C. Standards for Earth Removal

9.c. No closer than eight feet to the maximum ground water level...however 5 feet is still a conservative threshold that permits the excavator to extract more saleable material.

**Joe Parodi-Brown called for a Voice Vote for 5 feet or 8 feet**

**Joseph Parodi-Brown-8 feet**

**Alvan Hill-5 feet**

**Randy Blackmer-5 feet**

**Charlene Langlois-5 feet**

**Brian Santos-8 feet**

**John Rice-5 feet**

**Michael Krugol-5 feet**

**David Poplawski-5 feet**

**John Lenky-5 feet**

**Motion carried 7-2. 5 feet is adopted**

#### E. Renewals

2. Every twelve months after the effective date of a special permit for earth removal, the applicant shall submit to the Commission a statement regarding the progress of the operation, accompanied by a letter signed by a licensed surveyor, stating the bottom elevation of the excavation, the approximate amount of material removed, the size of the disturbed area and a certification that the grading is being done in conformance with the approved plan.

Joseph Parodi-Brown called for a Voice Vote to accept this language change. A "Yes" vote to accept, a "No" vote to deny.

Joseph Parodi-Brown-Yes	Alvan Hill-Yes	Randy Blackmer-No
Charlene Langlois-Yes	Brian Santos-Yes	John Rice-No
Michael Krugol-Yes	David Poplawski-Yes	John Lenky-Yes

**Language change approved.**

Article 5B, Section 3 Erosion and Sediment Control

D. Compliance

All erosion and sediment control measures indicated on the certified E&S Plan shall be installed and maintained as scheduled. ~~A cash bond or surety bond to guarantee completion of the control measures may be required, in an amount to be determined by the Commission in consultation with the ZEO and/or Wetlands Agent, as appropriate.~~

**Commissioners unanimously agreed to leave the language in that was stricken in Article 5B, Section 3 Erosion and Sediment Control, D. Compliance. There were no questions or objections to putting this language back in.**

Article 5B Section 5 Parking Standards

6. Entrance and exit driveways for non-residential parking areas with 5 or more spaces shall have a minimum width of 12 feet for one-way use and 24 feet for two-way use. The minimum curb radius shall be 15 feet.

7. Entrance and exit driveways to non-residential parking areas from State roads shall conform to any additional dimensional requirements set forth by ConnDOT, where they may conflict with these regulations.

**No questions and no objection to adopting the parking standards language.**

Excavation Permit cubic yard fee: currently set at 2-cents per cu. yd. Alvan Hill submitted a fee schedule set at 9 cents per cubic yard with a 6 year 1 cent per year escalation to 15 cents.

**Joseph Parodi-Brown called for a Provisional Voice Vote to set the fee at 9 cents per cubic yard for sand and gravel applications with a 6 year 1 cent per year escalation to 15 cents pending town counsel's approval.**

**John Rice left the meeting at this point.**

Joseph Parodi-Brown-Yes	Alvan Hill-Yes	Randy Blackmer-No
Charlene Langlois-Yes	Brian Santos-Yes	John Lenky-Yes
Michael Krugol-Yes	David Poplawski-Yes	

**Motion carried.**

Zoning Permit Application with Site Plan Review by Commission: Propose changing Site Plan Review Fee to \$150.

**No questions and no objection to adopting the \$150 Site Plan Review Fee. \$150 Fee adopted.**

**Additional Edit:**

**Country Inn** -Definition to include personal services may be offered. ZEO spoke to Joanne Bates, who would like to offer her clients a full range of personal services. In addition she would like to offer a 3 month or 1 year membership for a spa package for the day and she would also like to offer a lunch.

No Objection to include personal services in the definition.

Effective Date of Regulations: Will be discussed at the August 24<sup>th</sup> Regular Meeting of the PZC.

6. Next Meeting

PZC Regular Meeting August 24, 2020 7:00 PM via Zoom

7. Adjourn

John Lenky moved and Charlene Langlois moved to adjourn. The vote was unanimous. Meeting adjourned at 9:52 PM.

Respectfully Submitted,  
Gloria Harvey, Recording Secretary