



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

**Minutes–PZC Special Meeting
Wednesday, July 22, 2020 at 6:00 PM
Zoom Meeting**

p. 1 of 5

Invite

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

Topic: Public Hearing P&Z Regulations Update
Time: Jul 22, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/9633499524?pwd=WHhnaVZhNWliR3hxY2d5RkZ0SGxNdz09>

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[ltJWIWXsEvVcaAbE7_PX6a82iIa_fdcU46HU09rgALEZy4VR-UR9M3](https://us02web.zoom.us/rec/share/4OFTFJ3c-ltJWIWXsEvVcaAbE7_PX6a82iIa_fdcU46HU09rgALEZy4VR-UR9M3)

Password: 7@Dm.zke

1. Call to Order at 6:00 PM

Roll Call:

Joseph Parodi-Brown

Alvan Hill

Christine Chatelle

Robert Werge Sr.

Charlene Langlois

Brian Santos

John Rice

Michael Krogul

Dave Poplawski

Seating: Alvan Hill for Randy Blackmer and Brian Santos for Missy Desrochers, David Poplawski for John Lenky

Absent: Randy Blackmer, Missy Desrochers, Christopher Nelson, John Lenky

MUNICIPAL BUILDING

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

Staff Present: Tyra Penn-Gesek, Planner; Cindy Dunne, ZEO; Amy St. Onge, First Selectman, Gloria Harvey, Recording Secretary

2. Public Hearing

Proposed Revision of Thompson Zoning Regulations and Zoning Map

Attorney Harry Heller, Office at 736 Norwich New London Turnpike, Uncasville, Connecticut representing Strategic Commercial Realty DBA Rawson Materials. Attorney Heller commented on two items contained in Article 5A, Section 3, Earth and Gravel Removal.

- **Item 9C – requiring no closer than 8 feet to the maximum ground water level where it will be left usable for a productive purpose as authorized in the Zoning Regulations.**
- **Attorney Heller suggested 5 feet to the maximum ground water level. Anything greater would be a waste of natural resources and accomplishes no productive purpose.**
- **Therefore, he asked the Commission to reconsider the requirements in Section 9C with 5 feet to maximum ground water which meets the Public Health Code and satisfies the requirement for septic.**

Attorney Heller commented on Section E14 Renewal

- **When an applicant applies for Earth Removal Excavation the Commission requires the applicant to satisfy the Permitting Criteria contained in the Regulations and satisfy the general evaluation criteria like traffic, impact on neighborhoods, impact on property value required in the Special Permit application. He suggested that on the renewal the Commission consider if the excavation is being conducted in accordance with the plan that the Commission approved and any conditions imposed on that approval are being met. As long as the excavation is proceeding according to the Regulations, there is no need for further consideration by the Commission.**
- **He further stated that the information required in Section 14 is an excessive requirement. A written statement by a registered land surveyor or an engineer, that the excavation is being conducted in accordance with the approval of the plan and any conditions imposed, is legitimate and no further information should be required once the Commission has the written certification from an engineer. He stated it was excessive to require anything more than this of all applicants especially since it's a yearly renewal.**

Janet Blanchette, speaking as a citizen and local engineer stated that she is not representing or being compensated by anyone at this Public Hearing.

- **Article 3C Section 7, Public Hearing Requirements, Special Permits B, Acquiring Public Notice, Certificate of Mailing, Special Permits
She suggested wording be changed for consistency to certificate of mailing.**
- **Article 4F, Section 3 General Development Standards in newly created Downtown Mill Rehabilitation District, C Lot Coverage.
She suggested adding the wording to total lot coverage may be increased 5%**

up to a maximum of 75% of total permeable lot coverage within the DMRD.

- Janet Blanchette agreed with Attorney Heller on the Earth and Gravel Removal comments he made, stating renewals having to do a new topographic survey and provide cross section information is extremely onerous and expensive on an annual basis. Alvan Hill commented having a Certified Engineer write a letter saying excavation is being done according to approved plan and Brian Santos stated a Certified Engineer providing current contour lines every 12 months and telling us where they are in the excavation process should be adequate.
- Article 5A, Section 3, B1 List of Exemptions Article, B1, List of exceptions B, C, D, F Requested clarification on the intent of these exceptions. Suggested cutting B, C, D.
- Parking Regulations, page 89, D, Points of Entrance and Exits. Number 5 seems to address non-residential parking containing fewer than 5 spaces. She suggested adding another paragraph where Entrance and Exits of parking lots 5 or greater.

Brian Santos will revisit BCD.

- Couldn't find in Regulations where an interior or flag lot is permitted didn't see the frontage required for an interior flag lot was described.
- One the Zoning Map she noticed 39 Thompson Road is where Anya Restaurant is located. That area was formally zoned Industrial. When the restaurant went in it was rezoned to Commercial. It's adjacent to the new Corridor Development Zone and if it goes back to Residential Agricultural it may pose problems for that business in town.
- Village Plaza Site on Route 171 on the corner of Woodstock and Putnam is zoned Commercial. The adjacent property at 22 Woodstock Road is zoned Commercial on the front half and the back half of that property is zoned R80. She suggested rezoning 22 Woodstock Road to Business Development so it would make it easier for that property to expand in the future.

ZEO, Cindy Dunne asked for clarification and further discussion on the exemption of cubic yards from 3000 to 1500 cubic yards. She also mentioned when an applicant posts a sign on a property and the Public Hearing is continued, the sign has to be changed. The Regulations should add that the sign must be "Updated by the applicant" for the benefit of the public.

John Rice commented that the 1500 cubic yards cutback was due to abuse and not obtaining a permit. He also stated that if gravel is being removed due to a subdivision, it is not necessary to obtain a gravel permit.

Attorney Smith commented for the record on:

1. Renewal-agreed with Attorney Heller's position
2. Distance from groundwater-agreed with Attorney Heller's position
3. Under Acceptable Bond in the Regulations-Regulations should specify type of bond
4. Fee schedule-add a line to direct people to it.

Carolyn Werge commented where ground water protection is discussed in the Regulations, it seems to be misplaced. It shows up under the Low Impact Development Section on Page 87. She feels it should have a section of its own under Special Provisions. Also, in the Q&A forum there was talk about extending the Thompson Corridor Development District up Route 12 and she feels this is an important issue to discuss. Also a question was raised regarding defining Livestock more accurately.

In response to Tyra's question regarding ground water protection, Carolyn replied the old regulations were complex and didn't feel the new regulations should be that complex. She suggested possibly listing uses that raise a red flag or simply by referring to the Ground Water Protection Guide and Ground Water Map.

John Rice questioned Enterprise Zone and what it encompasses and the expansion of this district. Carolyn questioned Tyra if the state has the Enterprise Zone boundaries mapped. Tyra researched and reported that there is no picture of a map on the website.

Janet commented on the actual drawing of Zoning Map before the final one is prepared that the coloring be equal distance on either side of the road, specifically in the Corridor Zone.

Joseph Parodi-Brown entertained a motion to continue the Public Hearing to the PZC Regular Meeting on Monday, July 27, 2020 at 7:00 pm. Michael Krugol moved to continue the Public Hearing to the PZC Regular Meeting on Monday, July 27, 2020 at 7:00 pm. John Rice seconded the motion. A roll call vote was taken with a "Yes" vote to continue and a "No" vote to do something else.

Alvan Hill-No

Brian Santos-Yes

Michael Krogul-Yes

David Poplawski-Yes

Charlene Langlois-Yes

Christine Chatelle-Yes

John Rice-Yes

Robert Werge Sr.-Yes

Joseph Parodi-Brown-Yes

The motion carried 8 to 1 and the Public Hearing will be continued to July 27, 2020.

Joseph Parodi-Brown stated that the Planner will be accepting comments through Monday, July 27, 2020 and these comments can be forwarded to Tyra at Planner@thompsonct.org. Tyra stated that the Public Hearing is remaining open to receive any email comments as a polite measure to accommodate people who could not join the Zoom meeting tonight

3. Next Meeting

PZC Regular Meeting Monday, July 27, 2020 7:00 pm via Zoon

4. Adjourn

John Rice moved and Brian Santos seconded the motion to adjourn. Motion carried unanimously and adjourned at 7:09 pm.

**Respectfully submitted,
Gloria Harvey
Recording Secretary**