



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

Agenda–PZC Special Meeting Tuesday, July 7, 2020 at 7:00 PM Zoom Meeting

p. 1 of 4

Topic: Planning & Zoning Commission Special Meeting
Time: Jul 7, 2020 07:00 PM Eastern Time (US and Canada)

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1. Call to Order at 7:00 PM by Chairman Joseph Parodi-Brown

Roll Call:

Alvan Hill	David Poplawski	Joseph Parodi-Brown
John Lenky	Robert Werge	Missy Desrochers
Brian Santos	Charlene Langlois	Michael Krogul

Absent: Randy Blackmer, Christopher Nelson, Christine Chatelle, John Rice
Staff Present: Tyra Penn-Gesek, Planner; Cindy Dunne, ZEO; Gloria Harvey, Recording Secretary

2. PZC Commission Discussion on Proposed Regulations

4G Lake District (LD)

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.

Article 4B, Section 2 Table of Permitted Uses

The following uses are permitted in the LD, under the level of review indicated in the table below, in accordance with the requirements found in Article 3A, Section 4.

Use	Construction Type	Zoning Permit, simple	Zoning Permit with Site Plan Review by Commission	Special Permit	Prohibited
1. Farm Stands	Existing	x			
	New	x			
2. Home Occupations	Existing	x			
	New	x			
3. Single-Family Dwellings	Existing	x			
	New	x			
4. Care Services	Existing		X		
	New		X		
1. Agriculture (non-livestock only)	Existing			X	
	New			X	
5. Country Inns, Bed and Breakfast Establishments	Existing			X	
	New			X	
6. Neighborhood Limited Enterprise	Existing			X	
	New			X	
7. Two-Family Dwellings (including conversion), Accessory Apartments, Accessory Dwelling Units	Existing			x	
	New			x	
8. Farm Store	Existing			x	
	New			x	
9. Drive-Through Establishments					x
10. Gasoline Filling Stations					X
11. Earth and Gravel Removal*					X – special*

***Exceptions to this prohibition are as described in Article 5a, Section 3, Earth and Gravel Removal, B, Exemptions**

Article 4B, Section 3 General Development Standards

The following general standards shall apply to all buildings, structures and uses in the LD, except as these regulations may specifically provide otherwise:

A. Dimensional Requirements

- 1. The minimum lot area for development in this district shall be that which satisfies the NDDH standards for septic and potable water, and is not less than 4,500 square feet.**
- 2. Height of any building or structure**
The maximum height of any building or structure shall be three (3) stories.
- 3. Lot Coverage**
The maximum impermeable surface shall be fifty percent (50%)
- 4. Frontage and Setback Requirements**

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- a. ***The minimum frontage for all lots in this district is 50'.***
- b. ***Front and rear setbacks shall be no less than one-sixth (1/6) of the lot's road frontage along a public way, or 35', whichever is less.***
- c. ***Side setbacks shall be no less than one-half (1/2) of the front setback.***
- d. ***Setbacks for an accessory structure shall equal or exceed that of the primary structure.***
- e. ***The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way.***

Main concern is septic and well separation that will satisfy NDDH on these small lots that would allow property owners to build there.

Tyra commented it is appropriate to remove the minimum lot size due to the uniqueness of the land in the area. Pre-existing lots will be grandfathered. 4500 square feet has sewers and there are lots of similar size in the area. Joseph Parodi-Brown suggested consistency with other districts.

Discussion on whether new construction should be two or three stories took place. A voice vote followed:

John Lenky-2	David Poplawski-2	Robert Werge Sr-2
Alvan Hill-2	Missy Desrochers-2	Brian Santos-3
Michael Krogul-3	Charlene Langlois-3	Joseph Parodi-Brown-2

Motion carried 6-3 in favor of 2 stories

Lot Coverage

In terms of easement lot should be consistent with easement in terms of permeable surfaces. Consensus consistent with other lots in this district.

Tyra will write new language and it was the general unanimous consent of the Commission to accept the proposed new language.

Uses concerning agriculture non-livestock only in Lake District. Unanimous Consent of the Commission to accept Agriculture in Lake District with a Zoning Permit with Site Plan review by Commission.

3. Schedule Informal Q&A Session and Public Hearing Meeting Dates listed under Next Meeting

4. Next Meeting

Tuesday, July 14, 2020 Q&A Proposed Regulations 7:00 pm to 8:30 pm.
Wednesday, July 22, 2020 Public Hearing on Proposed Regulations 6:00 pm
Monday, July 27, 2020 PZC Regular Meeting 7:00 pm

5. Adjourn

Brian Santos moved and Charlene Langlois seconded the motion to adjourn. The motion carried. Meeting adjourned at 9:02 PM.

Respectfully Submitted,
Gloria Harvey,
Recording Secretary