



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

Minutes–Special Meeting Thursday, April 16, 2020 at 2:00 PM Zoom Meeting

p. 1 of 6

Topic: Planning & Zoning Commission
Time: Apr 16, 2020 02:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/87035750961?pwd=T0lHZjFrYTQdXBPYzdMUTIFSENaZz09>

Meeting ID: 870 3575 0961
Password: 477042

Dial by your location
+1 253 215 8782 US
+1 301 715 8592 US

Meeting ID: 870 3575 0961
Password: 477042
Find your local number: <https://us02web.zoom.us/j/87035750961?pwd=T0lHZjFrYTQdXBPYzdMUTIFSENaZz09>

1. Call to Order at 2:02 PM

Roll Call - **A roll call vote was taken:**

Roll Call:

Roll call vote was taken by Chairman Joseph Parodi-Brown
Charlene Langlois Alvan Hill Robert Werge Sr.
John Rice Christopher Nelson
Joseph Parodi-Brown Missy Desrochers

Absent: Michael Krogul, Brian Santos, Randy Blackmer, Chris Chatelle, David Poplawski, John Lenky

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

2. Applications:

PZC Application # 20-07, Applicant Property Owner Ken Loiselle, 20 Chase Rd, Map 105, Block 38, Lot L, Zone TC-80, Site Plan Review, two historic Single Family Homes conversion to Hotel Rooms.

John Rice questioned why the application stated Hotel Rooms instead of a Country Inn? ZEO referred this question to Janet Blanchette, Engineer,

representing the applicant who stated the application is checked for a Country Inn Permit however the language in the application description states the existing homes would be converted into hotel rooms because this is the way it is designed in state design codes. A request was made to change the application, and the Agenda, under application description, to read Country Inn.

Alvan Hill questioned why the wording was being changed and Joseph Parodi-Brown replied that the word Hotel was used in the plans in order to align with state requirements and the intended use of the property is for a Country Inn.

A motion was made by John Rice, seconded by Missy Desrochers to amend the agenda to indicate PZC Application #20-07 is for a Permit for a Country Inn by striking the word Hotel and adding in its place Country Inn. Roll call vote was taken:

Charlene Langlois - Yes	Robert Werge Sr. Yes	John Rice - Yes
Missy Desrochers - Yes	Christopher Nelson - Yes	Alvan Hill – Yes
Joseph Parodi-Brown – Yes		-

The motion carried.

Janet Blanchette provided a summary of the Application #20-07:

- Thompson Common TC-80 Zone
- Three Existing Buildings and a Garage are on the site which are all being renovated and restored
- Main House will have 6 bedrooms and a one bedroom caretaker apartment
- Carriage Shed will have 2 bedrooms
- Original 1760 House will have 2 bedrooms
- Property was purchased 2 weeks ago by 193 LLC and it's the same entity that owns the Anya Restaurant
- Septic system design was approved by the State Department of Public Health

John Rice questioned if the garage was going to be torn down and Janet Blanchette replied it will be renovated. He questioned whether the applicant's name should be changed from Ken Loiselle to 193 LLC? Janet Blanchette replied that the applicant remains the same but the owner of record is 193 LLC. John Rice asked when the silk fence would be installed and the General Contractor, James Ouillette, stated that J & J Construction

will install the silk fence before the septic is created in the rear of the property.

A motion was made by John Rice, seconded by Missy Desrochers to approve PZC Application #20-07 for a Country Inn and to change the owner of record from Ken Loiselle to 193 LLC.

Roll call vote was taken:

Charlene Langlois - Yes	Robert Werge Sr. Yes	John Rice - Yes
Missy Desrochers - Yes	Christopher Nelson - Yes	Alvan Hill – Yes
Joseph Parodi-Brown – Yes		-

The motion carried.

PZC Application #20-08 – Applicant J.& J Construction, LLC, property Owner Richard Desrochers, 484 & 486 Quaddick Town Farm Road, Map 158, Block 20, Lot 81 for a Gravel Operation Permit. (Application attached)

Missy Desrochers Recused herself from vote.

ZEO read the following Cease and Desist notification into the record:

I have issued a Cease and Desist order for this property, 484-486. I was forwarded records that 3000 cubic yards of material have been removed from the property. I requested the owner apply for a Gravel Operation Permit, which was submitted to my office on Monday, April 13, 2020. Since we were having a special meeting, I felt it right to expedite the application process, so he submitted PZC Application #20-08 for approval for a Public Hearing. I will have the rest of the application process completed, and will submit all the information before the Public Hearing for this application.

The ZEO commented that because we are not working under normal conditions for application processes she felt this was only fair to start the work of accepting an application at the PZC Special Meeting and working to ensure everything required is met before the Public Hearing otherwise the Public Hearing will not open.

ZEO received an email regarding a discrepancy between the application fee and her memo. She read her response into the record: “Thank you for your email. Please understand there is a process for submitting an application. The procedure is receiving the application from the applicant, recording the date

the application was received, submitting the application to set the Public Hearing date, which is taking place at this meeting. After the date is set the ZEO reviews the application for completion according to regulations. Then a next step letter is sent to the applicant via certified mail for any additional information that is needed to open the Public Hearing. ZEO then submits a report on the application to the PZC in her monthly memo to them. When an application is received, the ZEO looks it over to insure it's in compliance with the regulations, records it, puts it in a folder, and hands it over to the PZC to see if they will accept it. Then the ZEO contacts the applicant notifying them of any missing information, and informs them that the Public Hearing cannot be opened until the applicant has all this information in the ZEO's office before the night of the Public Hearing. In this case, our regular meeting was scheduled for April 26, 2020 giving the applicant an additional 10 days to have an engineering firm go over the site plan and submit all the missing information, but because of the situation we are in he did not have the additional 10 days. Now he will have about 6 weeks to get everything together for the May meeting. The ZEO put a partial fee of \$335.00 on the application and when she has the site plans from his engineer which needs to state approximately how many cubic yards is being removed then she will calculate the balance of the fee, # of cubic yards x .02. Only when that fee, my visit to the property and the site plans are recorded in the record will the Commission open the Public Hearing.

Robert Werge Sr. asked if this was an existing gravel operation. ZEO replied there was an active operation up to approximately 2008, however he failed to renew the permit so a new Public Hearing is required and this is the grounds on which the Cease and Desist was issued. The ZEO informed the commissioners she has worked with the owner of this property in the past year and he indicated to her that he was just clearing the land for a subdivision. However there has been evidence since then that gravel is being removed and there is an operation going on. Robert Werge Sr. asked if the Cease and Desist was issued on the gravel operation that was permitted and why do we have to go through another application? The ZEO replied because he does not have a permit so a Cease and Desist was issued therefore a new Public Hearing is required. The ZEO reminded the Commissioners that at the February 2020 PZC meeting she was instructed to contact Barnes to find out how many cubic yards had been pulled out and Barnes answered approximately 600 cubic yards since January 2020.

Charlene Langlois discussed the process of issuing former gravel mining permits, stating that it was quite a process. Joseph Parodi-Brown responded if the application for the project meets the criteria set forth in the regulations then it would be okay for businesses to continue their gravel mining operations without a hassle. She questioned if there would be future issues for people wanting to do gravel mining operations in the Town of Thompson and the answer was as long as criteria set forth in the regulations are met there should be no issue. The ZEO explained the difference between renewing a gravel permit and applying for a new application permit. ZEO stated a gravel removal permit is an operation existing that has to be renewed every year. If a business is starting from scratch then they have to come in and file for a gravel operation permit. In this instance, he stopped the gravel mining permit between 2006 to 2008 and when the ZEO dealt with him this summer, he said he was clearing the land for a subdivision. It was obvious in the last 6 weeks he was doing a gravel removal application. When a permit expires without renewal, a new application is required.

John Rice questioned the Driveway Permit on PZC Application 20-08. ZEO stated it states a gravel operation permit and earth removal for driveway. The application is for a gravel operation permit. They are actually running a gravel operation now. Joseph Parodi-Brown said his understanding is that the permit is for gravel permit and earth removal for creating a driveway not being asked to issue a driveway permit just a gravel operation permit. The ZEO will get the paperwork and fees for the May meeting.

Alvan Hill commented that our old regulations did not have a definition for abandon, however our new regulations have a definition for abandon which includes structure and land. ZEO will examine this definition in her review.

A motion was made by Robert Werge Sr, seconded by Alvan Hill to accept PZC Application #20-08 for a Public Hearing on Tuesday, May 26, 2020 at 7:00 PM.

Roll call vote was taken:

Charlene Langlois - Yes	Robert Werge Sr. Yes	John Rice - Yes
Missy Desrochers - Yes	Christopher Nelson - Yes	Alvan Hill - Yes
Joseph Parodi-Brown - Yes		

The motion carried.

4. Adjourn

A motion was made by Christopher Nelson and seconded by Charlene Langlois to adjourn. The motion carried. Joseph Parodi-Brown adjourned the meeting at 2:58 PM.

Respectfully Submitted,

Gloria Harvey, Recording Secretary