



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

RECEIVED
TOWN OF THOMPSON, CT.

2018 APR -4- A 8:48

Linda Paradise
TOWN CLERK ASST

Minutes: Regular Meeting
Monday, March 26, 2018, 7:00pm
Merrill Seney Room, Town Hall

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1. Call to Order, Roll Call and Seating of Alternates:

The meeting was called to order by Chair Joseph Parodi at 7:00 PM

Roll Call:

Chair Joseph Parodi
Mike Krogul
Bill Cacciapouti

Vice-Chair Randy Blackmer Jr.
Charlene Langlois
Alvan Hill

Secretary John Rice
John B. Lenky
Tyra Penn-Gesek

Absent: Robert Werge, Sr., Missy Desrochers, Christopher Nelson and Charles Paquette

Alternates Seated: Alvan Hill for Robert Werge, Sr., Bill Cacciapouti for Missy Desrochers and Tyra Penn-Gesek for Christopher Nelson.

Staff Present: Mary Ann Chinatti, Director of Planning and Development, Cynthia Dunne, Zoning Enforcement Officer and Diane Minarik, Recording Secretary

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: None

4. Approve minutes:

a. February 26, 2018 PZC Regular Meeting

John Rice moved and Tyra Penn-Gesek seconded the motion to approve the February 26, 2018 minutes as received.

Randy Blackmer Jr., Bill Cacciapouti and Charlene Langlois - Abstained

The motion carried.

5. Applications received:

a. **Application 18-07:** Applicant - French River Materials of Thompson, LLC. Owner - Strategic Commercial Realty, Inc. For property at 307 Reardon Rd., Map 65, Block 101, Lot 6, located in an I-Zone (Industrial) District. Gravel Permit Renewal.

Atty. Peter Alter represents applicant, President Jeff Rawson, and Harold Hopkins were also present, required ground water information and updated maps by K&P were submitted, 132,000 cubic yards were excavated this past year, the 2014 standards continue to be honored in terms of this operation, they continue to use railroad cars to keep truck traffic to a minimum - each 22 railroad cars eliminates 220 round trips of a truck, 1 railroad car holds 110-tons or 80 cubic yards, when the material is ready the railroad cars are brought in and when they are full they get taken out, they continue to develop the site with long term plans of creating an industrial park with railway access, H. Hopkins continues contact with members of the community and neighbors.

John Rice moved and Bill Cacciapouti seconded the motion to approve

Application 18-07 based on the ZEO's recommendation.

R. Blackmer Jr. asked about contact with neighbors in regards to blasting - there is about 30 people on their call list and they changed the blasting technic from Full Depth Blast to Benching so the neighbors feel less of it.

The motion carried unanimously.

- b. **Application 18-08:** Applicant – Logan Fairbanks. Owners – Peter & Darlene Ernst. Property at 7 Murolo Rd., Map 83, Block 49, Lot 5, located in an R-40 Zone District. Requesting Home Occupation for Roadside Rescue, a 6'x6' desk area in home for roadside assistance – tire changes, lock-outs, out of fuel.

John Rice moved and Randy Blackmer Jr. seconded the motion to approve Application 18-08.

ZEO received a notarized approval from the owners for Mr. Fairbanks to work out of the home. L. Fairbanks was present and stated that he will get notified by insurance companies, AAA, etc., when people need roadside help in the area, currently most trucks are dispatched from the Norwich area, no work will be done on the property.

The motion carried unanimously.

- c. **Application 18-10:** Applicant & Owner - 650 Associates, LLC for property at 0 Riverside Dr. (access drive is north of Grosvenordale Post Office), Map 63, Block 58, Lots 15 L,M,P,Q,R,S,T,U,V,W,X,Y,Z, located in R-40 Zone District for a Gravel Operation Permit.

John Rice moved and Randy Blackmer Jr. seconded the motion to schedule a Public Hearing for application 18-10 on Monday April 23, 2018

The motion carried unanimously.

6. Applications received after agenda posted: None
7. Citizens' Comments: None
8. Reports of Officers and Staff:
 - a. Budget Report – Secretary Rice stated still money in the budget.
 - b. Director of Planning and Development Report - M. Chinatti
 - c. ZEO Report w/attachments – C. Dunne
9. Correspondence:
 - a. Received 2/28/18 - Webster Planning Board Decision for 108 Thompson Rd.
 - b. Received 3/5/18–Webster Zoning Board of Appeals Public Hearing for a Variance at 4 Clark St, Webster.
 - c. Received 3/5/18 – letter from CT Dept. of Transportation to J&D Civil Engineers, LLC regarding PZC#18-03 Green Valley View Estates Subdivision.
 - d. Received 3/5/18 – Thank you letter from Steven Byrne regarding workshop.
 - e. Received 3/19/18 - Webster Zoning Board of Appeals Public Hearing for a Variance at 30 South Point Rd, Webster.
 - f. Received 3/19/18 - Webster Zoning Board of Appeals Public Hearing for Special Permit at 37 Sutton Rd, Webster.
 - g. Received 3/19/18 - Webster Zoning Board of Appeals Decision for Appeal at 16 Robinson St, Webster.
 - h. Letter received from Killingly Engineering Associates addressing Inland Wetlands Commission Notice of Violation on Permit IWA 17001. (see ZEO Memo attachment)
10. Signing of Mylars:
 - a. **Application 18-03**, Lavallee Construction, LLC, Green Valley View Estates Subdivision, Donovan Drive and Route 197, revised 2/2/18 added construction schedule. (See comments in ZEO's memo). J. Rice concerned a home will be purchased before that section is completed, a discussion ensued, the applicants understanding is the Bond will come before any lots are conveyed or CO's issued, ZEO has to sign-off on CO's before they are issued and confirms Bond in place before signing.

Tyra Penn-Gesek moved and John Rice seconded the motion to authorize Chair Parodi to sign the Mylar for Application 18-03.

The motion carried unanimously.

11. Old Business:

- a. **Application 17-24:** D. Coman, Applicant and Owner of Record, for property at 0 Hagstrom Rd. Renewal of Expired Gravel Permit – former RAMCO operation. Waiting on written approval from RAMPCO giving permission to add D. Coman to existing Bond for Phases 1 & 2. ZEO hasn't heard back from anyone yet.

- b. Revise action for subdivision expiration from the December 18, 2017 meeting item [12][a]: *Quaddick Mountain Estates - Subdivision Expiration 1990, 1998 2-Phase Approved Subdivision*. **Revised request to read:** Quaddick Mountains Estates - Subdivision Expiration – 1998 2-Phase Approved Subdivision. (See history in ZEO memo.)

Mr. O'Leary and his attorney request the Commission to correct this motion by removing "1990" because 1990 refers to the unapproved Quaddick Mountain **Resorts** Subdivision and not the subject Quaddick Mountain **Estates** Subdivision.

Randy Blackmer Jr. moved and Mike Krogul seconded the motion to amend the motion from 12/18/17 meeting item [12][a] to read –

"Expire the Approved 1998 Quaddick Mountains Estates Subdivision 2-Phase Subdivision, from Lot 5 through Lot 17, including the Proposed Roadway", clarifying that this motion refers only to the 1998 subdivision application and not to the unapproved 1990 Quaddick Mountain Resorts subdivision application.

The motion carried unanimously.

12. New Business: None

13. Commissioners' Comments:

- C. Langlois asked if anyone has heard back from John Filchak regarding the rewrite of PZC Regulations. Per 1st Selectman Beausoleil, NECCOG offered to assist with the comprehensive regulation revision rewrite for a \$3,000.00 fee, a discussion ensued, it was suggested the Zoning Regulations are not user friendly and should be simplified. The lack of the new Zoning Regulations is delaying the Branding Committee.

Randy Blackmer Jr. moved and Tyra Penn-Gesek seconded the motion to allocate \$1,000.00 from PZC's budget to contract with NECCOG for assistance with the Zoning Regulation rewrite.

The motion carried unanimously.

14. Next meeting: Monday April 23, 2018 at 7:00 PM, Merrill Seney Room, Town Hall.

15. Adjournment:

John B. Lenky moved and Randy Blackmer Jr. seconded the motion to adjourn.

The motion carried unanimously.

Chair Parodi adjourned the meeting at 7:47PM.

Respectfully Submitted,

Diane Minarik

Diane Minarik
Recording Secretary