



# **TOWN of THOMPSON**

## **PLANNING AND ZONING COMMISSION**

**Minutes: Regular Meeting**

**Tuesday, May 27, 2014**

**Meeting Room, Thompson Library/Community Center**

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2014 MAY 28 P 3:08

*Cheryl T. Darling*  
TOWN CLERK

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Chairman Greg Lee called the meeting to order at 7:00 PM.

Roll call and seating of alternates

**1. Present:**

Greg Lee

John Lenky

Joseph Parodi

John Rice

Alternates William Cacciapouti, Charlene Langlois, and Michael Krogul were seated. There was a quorum

**2. Absent:** Peter Nedzweckas, Christopher Nelson, Charles Paquette, Daniel Touchette, and Robert Werge, Sr.

**3. Staff Present:**

Mary Ann Chinatti, Director of Planning and Development

Tina Fox, Recording Secretary

Public Hearing: None

Approve minutes

- 1. John Lenky moved and John Rice seconded the motion to accept the minutes of the April 28, 2014 meeting as written.  
The motion carried unanimously.**

Applications received: None

Applications received after agenda: None

Citizens' Comments

- 1. Al Landry, wished to address the fact that last month information was given out by the commission that he believed was not true, and that he as not allowed to correct it. He further stated that he hoped for professionalism from the commission in the future.**

Reports of Officers and Staff

- 1. Monthly Budget Review**
  - a) John Rice reported that there is still a surplus in the budget of \$1,015.39.
- 2. ZEO Report**
- 3. Director of Planning and Development Report**

Correspondence – (\*sent only via email)

- 1. Agenda: Planning and Zoning Commission, May 27, 2014.**
- 2. Minutes: Planning and Zoning Commission Sub-Committee, April 28, 2014.  
Planning and Zoning Commission Sub-Committee, May 19, 2014.**
- 3. ZEO Report**
- 4. Financial Report**
- 5. \*Agenda and Minutes: Zoning Board of Appeals, May 12, 2014.**

MUNICIPAL BUILDING

**815 RIVERSIDE DRIVE · NO. GROSVENORDALE, CONNECTICUT 06255**

**TELEPHONE (860) 923-9475 · FAX (860) 923-9897**

6. Norwich Bulletin article submitted by Al Landry.
7. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter: Spring 2014, Volume XVIII, Issue 2.
8. UCONN College of Agriculture and Natural Resources, Clearscapes: Spring 2014
9. Received May 5, 2014, Dudley Planning Board public hearing Wednesday, May 14, 2014 at 7:00 PM, to review Planning Board related articles on the warrant for the Annual Spring Town Meeting.
10. Received May 12, 2014, Webster Zoning Board of Appeals public hearing Monday, June 9, 2014 at 6:05 PM, seeking a special permit for a marina in a Lake Residential District.
11. Received May 12, 2014, Webster Zoning Board of Appeals public hearing Monday, June 9, 2014 at 6:35 PM, seeking a special permit to allow the expansion of a pre-existing non-conforming use (boat dock) by less than 25%.
12. Received May 12, 2014, Webster Planning Board public hearing Monday, June 2, 2014 at 7:00 PM, to discuss proposed zoning by-law amendments.
13. Received May 19, 2014, Webster Zoning Board of Appeals public hearing Monday, June 9, 2014 at 7:00 PM, seeking relief to reduce the number of parking spaces required in conjunction with a fast food restaurant, and seeking relief as to the size and set-back requirements of the sign provisions of the by-law.
14. Town of Thompson Annual Report, 2013.
15. Correspondence from Ida Ransom.

Signing of Mylars: None

Old Business: Starr Rd. Update

1. Chairman Greg Lee recused himself because he is a neighbor of the area to be discussed. John Rice took over his position.
2. Donald Pimental, 40 Starr Rd., stated that he was under the impression that he would be able to listen to ZEO John Mahon's findings at this meeting.
3. John Rice informed that the ZEO would not be in attendance due to a personal accident. He advised Donald Pimental that he could wait until the next meeting to discuss the matter, since the ZEO was absent.
4. Donald Pimental discussed his problem with the Starr Rd. situation. He stated that Starr Rd. is a 'no outlet' road that ends in a cul-de-sac. Research has lead him to believe that a cul-de-sac road can be no longer than 1,000 feet, per zoning regulations. He does not want anyone building houses or putting up a parking lot in the land that goes beyond that 1,000 feet. He mentioned that the purpose is to preserve the land the way it is, to protect the land in its current condition. He believes that a parking lot would lead to vandalism and partying in the area. He discussed a petition that he was able to get numerous neighbors to sign. He does not believe that a house should be allowed to be built past the 1,000 feet mark because it is not a buildable lot according to zoning regulations.
5. Charlene Langlois left the room at 7:11 PM and returned at 7:12 PM.
6. John Rice stated that the commission would wait to ask questions/make a decision until ZEO John Mahon could be present with a written report.
  - a) Mary Ann Chinatti pointed out that John Mahon did write up a report that was distributed to the commission, but that it is not lengthy, and agreed that the commission may want to wait until John Mahon is present to ask questions.

## New Business:

1. CGS 8-24 Referral – P. Lenky, First Selectman – 1395 Riverside Dr. (a.k.a. the Stove Pipe Shop)/1401 Riverside Dr./1405 Riverside Dr.
  - a) Paul Lenky, Town of Thompson First Selectman, discussed current plans to install a boat launch. For safety reasons, if guard rails are placed on both sides, the road would be too narrow. They are trying to acquire more land where the old stove pipe shop was. The community fire department is looking for back-fill, so it is possible that they will pick up the costs to remove the soil and keep it. Track A and Easement A were to be deeded over from a transportation company; those deeds did not go through. Those would have to be done over again. They are also trying to get the easement to go straight down the property, instead of on the transportation company's property. The boat launch would be used for recreation. A lot of other boards are in favor. He is looking for this commission's permission to move forward with plans.
  - b) **John Rice moved and John Lenky seconded the motion to table the decision until next month until the Selectman has an opportunity to come up with concrete information and a drawing to see exactly what is being asked for.** The motion carried unanimously.
2. Bond Release Request - Rawson/New Rd.
  - a) Chairman Greg Lee recused himself because he is a neighbor of the area. John Rice took over his position.
  - b) John Rice noted that ZEO John Mahon recommended that the commission not release the bond, and read the ZEO's letter for the record.
  - c) Bob Messier stated that he spoke to the ZEO today. The pile of soil that was causing an issue for the ZEO has been moved and the soil spread. The seeding will be done.
  - d) **John Lenky moved and Michael Krogul seconded the motion to not release the bond until there is a final inspection, and it meets all the requirements, even if pictures have to be taken to prove that it is done the way it should be done.** The motion carried unanimously.

## Commissioners' Comments

1. Greg Lee welcomed new recording secretary, Tina Fox.

## Next meeting

1. The next regular meeting will be held Monday, June 23, 2014, at 7 PM in the Merrill Seney Room, Town Hall, 7 PM.
  - a) Tina Fox noted that the next meeting was incorrectly listed as a Tuesday on the agenda, when it is in fact a Monday.

## Adjournment

1. **John Rice moved and Joseph Parodi seconded the motion to adjourn. The motion carried unanimously.**
2. Chairman Greg Lee adjourned the meeting at 7:40 PM.

Tina Fox  
Recording Secretary