



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, June 23, 2014
Merrill Seney Room, Town Hall

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

Roll call and seating of alternates

1. Present:

Randolph Blackmer
Christopher Nelson
John Rice

Greg Lee
Charles Paquette
Robert Werge

John Lenky
Joseph Parodi

Alternate Michael Krogul was seated. There was a quorum

2. Absent: William Cacciapouti, Charlene Langlois, Peter Nedzweckas and Daniel Touchette.

3. Staff Present:

Mary Ann Chinatti, Director of Planning and Development
John Mahon, Zoning Enforcement Officer
Tina Fox, Recording Secretary

Public Hearing: None

Approve minutes

1. **John Rice moved and Charles Paquette seconded the motion to accept the minutes of the May 27, 2014 meeting as written, with an amendment to show that Randolph Blackmer was absent.**

Randolph Blackmer- Abstain
John Lenky- Yes
Joseph Parodi- Yes

Michael Krogul- Yes
Christopher Nelson- Abstain
John Rice- Yes

Greg Lee- Yes
Charles Paquette- Yes
Robert Werge- Yes

The motion carried.

Applications received: None

Applications received after agenda: None

Citizens' Comments

1. Don Pimental, 40 Starr Rd., Thompson, asked if the Starr Rd. issue was going to be discussed later in the meeting, to which he received an affirmative answer.

Reports of Officers and Staff

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

Correspondence – (*sent only via email)

1. Agenda: Planning and Zoning Commission, April 23, 2014.
2. Minutes: Planning and Zoning Commission Sub-Committee, June 16, 2014.
3. ZEO Report
4. Financial Report
5. *Agenda and Minutes: Zoning Board of Appeals, June 9, 2014.
6. Received June 9, 2014, Douglas Planning Board public hearing Tuesday, July 8, 2014 at 7:30 PM, to discuss an earth removal special permit.
7. Received June 9, 2014, Douglas Planning Board public hearing Tuesday, July 8, 2014 at 7:00 PM, to discuss a modification of a definitive subdivision plan.
8. Received June 9, 2014, Thompson Recreation Summer Adventure Camp accepting arts and crafts recycled goods donations from now through July 18, 2014.
9. Received June 9, 2014, letter from Joe Courtney, Member of Congress, to Thompson Planning and Development Commission, RE: Gail Livingstone's inquiry regarding Starr Rd.
10. Received June 12, 2014, Webster Planning Board public hearing Monday, July 7, 2014 at 7:10 PM, to discuss revisions to the Webster Zoning Bylaws.
11. Received June 16, 2014, letter from Donald Williams, State Senator, to Paul Lenky RE: Reimbursement for West Thompson Fire Department Roof Project.
12. Received June 16, 2014, Thompson Inland Wetland Commission, Wetland agent approval WAA14010, for property at 0 Thompson Rd., Map 114/Block 25/Lot 2C.
13. Received June 16, 2014, letter from Karen Durlach, Chairperson, Thompson Trails Committee to Thompson Planning & Zoning Commission, RE: Starr Rd. Tri-State Marker trail access.
 - a. This correspondence was requested to be read into the record. The letter was from Thompson Trails Committee Chairperson Karen Durlach, to the Zoning Enforcement Officer, John Mahon, dated June 15, 2014. The body of the letter stated: "Monday, June 2, 2014, the Thom[p]son Trails Committee met and for the FIRST time discussed the topic of acquisition of additional access to the Tri-State Marker trail in the Starr Road area. A presentation was made by Starr Road residents. Prior to this meeting, the Thom[p]son Trails Committee had no discussions on this topic nor were we approached by any citizens, town officials, or other town commissions to consider adding Tri-State Marker trail access. From the information we currently have, we feel the New Road parking is sufficient and we see no reason to acquire additional parking that the Town would have to monitor and maintain."
14. Three page narrative from Messier & Associates RE: River Junction Estates, New Rd. and East Thompson Rd.

Signing of Mylars: None

Old 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, First Selectman, respectfully withdrew this referral from the commission's consideration.
2. Starr Rd. Issue – Donald Pimental
 - a. Greg Lee recused himself because he is a neighbor of the area being discussed.
 - b. Donald Pimental, 40 Starr Rd., discussed his worry that the property on Starr Rd. is being developed.
 - c. When asked by Randolph Blackmer to explain the issue, John Mahon, ZEO, stated that the citizens of Starr Rd. are trying to preempt an application that does not exist. He stated that he has not received any applications regarding Starr Rd., and a re-subdivision, which he believes the land in question is, would have to come through the commission.

- d. There was discussion as to whether or not the property in question is a re-subdivision or a free split. John Mahon indicated that he looked at map 1108 and noted that the land is labeled as 'remaining land.' The map indicated that the land was all one parcel. John Rice noted that when the commission approved that division in 2006, it was indicated that the lots in question are not buildable; 'remaining land' is not buildable. It was concluded that John Mahon would make a final determination as to whether the land in question is a free split or a re-subdivision, and would forward his findings to the land owner.
 - e. Paul Lenky, First Selectman, attempted to explain how this issue started, with Mr. Rawson wanting to donate land to the Town of Thompson, and further stated that there are currently no applications and no permits (related to Starr Rd.) on file right now. Donald Pimental stated that there are trees being flagged in the area, which suggests that there are plans to develop the land.
 - f. John Mahon noted that in order for the Town to accept land from anyone, including Mr. Rawson, a CSG 8-24 Referral would have to come through the commission anyway, but there is currently nothing before the commission.
 - g. Donald Pimental felt that a topic listed on the agenda of a previous meeting was not detailed enough for the citizen's of Thompson to know that they may have an interest in that particular meeting.
 - h. Randolph Blackmer stated that he would like the ZEO and the First Selectman to agree that nothing will happen with the property being discussed without the commission's approval. Both the ZEO and First Selectman seemed to be in agreement. To be clear for the record, Randolph Blackmer stated that nothing was to happen with the Starr Rd. property unless all interested parties know about it, and it comes before the commission.
3. Bond Release Request – Rawson/New Rd.
- a. John Mahon gave a memo to Randolph Blackmer that discussed his opinion regarding the bond release. Randolph Blackmer read it for the record. It stated: "On Tuesday, June 17, 2014 I re-inspected the above premises and found it to be substantially in compliance with the Town of Thompson Zoning Regulations. The loam has been spread and seeded covered with hay and was beginning to germinate when I was out there. I recommend the PZC releases the bond."
 - b. John Rice asked if it meets all the regulations, and noted that he was concerned with John Mahon's wording in the letter.
 - c. John Lenky stated that his motion last month was to show the commission to what extent everything was done, even if that meant pictures. John Rice moved: Until the ZEO gives us a report that it meets all the requirements of the gravel mining operation, we don't release the bond. It will be on the agenda under old business next month. This motion was withdrawn.
 - d. **Charles Paquette moved and John Rice seconded the motion to put this under old business next month. The motion carried unanimously.**

New Business:

- 1. CGS 8-24 Referral – P. Lenky, First Selectman – Town acceptance of open space-Thompson Hill Associates Subdivision, Quaddick Rd.
 - a. Paul Lenky asked that Mary Ann Chinatti explain this matter to the commission.
 - b. Mary Ann Chinatti, Director of Planning and Development, explained that in 2006, the commission approved the sub-division with a stipulation of an easement. The easement language was supposed to be worked out by the town attorney. The Mylars got signed before this happened. It was an unfortunate glitch and this 8-24 is being taken care of now.

- c. John Rice asked where the access was supposed to be, because it doesn't seem to be in the deed. Mary Ann Chinatti explained that the open space is lot 28-6 of the sub-division, and the access is 28-4. There is no delineated access area on the map showing that. The map should be modified to show a specific area of access. It's in the 28-4 deed, but it is not delineated. She further stated that she will get in contact with whoever prepared the plans to have the access way delineated.
- d. **Charles Paquette moved and Randolph Blackmer seconded the motion to put this as an agenda item next month and have the access way marked out and delineated. The motion carried unanimously.**
- e. Greg Lee thanked Mary Ann Chinatti for all of her hard work on this issue.

Commissioners' Comments

- 1. Greg Lee stated that the commission would like an update from the ZEO next month in regards to bonding and how many gravel permits there currently are.

Next meeting

- 1. The next regular meeting will be held Monday, July 28, 2014, at 7 PM in the Merrill Seney Room, Town Hall, 7 PM.

Adjournment

- 1. **Charles Paquette moved and John Rice seconded the motion to adjourn. The motion carried unanimously.**
- 2. Chairman Greg Lee adjourned the meeting at 7:53 PM.

Tina Fox
Recording Secretary

June 2014 PZC

Voluntary Sign-In

Joseph H. Gaucher

AL CANARY

Linda Jamolowicz

Amanda Jamolowicz