



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

RECEIVED
TOWN OF THOMPSON, CT.

2018 APR 27 A 9:00

Linda Paradise
TOWN CLERK, ASST

Minutes: Regular Meeting

Monday, April 23, 2018, 7:00pm

Library/Community Center, Rooms 2 & 3

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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 7:08 PM

Roll Call:

Chair Joseph Parodi
Charlene Langlois
Charles Paquette
Tyra Penn-Gesek

Vice-Chair Randy Blackmer Jr.
Missy Desrochers
Christopher Nelson

Secretary John Rice
Robert Werge, Sr.
Alvan Hill

Absent: Mike Krogul, John B. Lenky, Bill Cacciapouti

Alternates Seated: Alvan Hill for John B. Lenky and Tyra Penn-Gesek for Mike Krogul.

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

2. Public Hearing:

a. 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. Atty. Cotnoir is representing the applicant and had a copy of Wetlands Agent Approval, 4 green cards and a certified picture of the sign posted; property is 25 acres but only disturbing a 7.5 acres, Phase 1 will be approx. 2.5 acres, will take approx. 2 years and will submit a Bond for \$15,000; original gravel operation permit granted to previous owner in 2006 which expired in 2016, new owner is requesting a new permit and waiver on the requirements of the scale on the plans of 1" = 40' to the current plans of 1" = 100', and they are uncertain if the regulation requirement of a crusher or excavator can be no closer than 1000' from a residential structure applies to a screening plant so they are also asking for a waiver to reduce the distance from 1000' to 500', the plans show a temporary screening plant at about 650' from a residential structure, they have moved it as far as they can and there will be no crushing on-site; they believe they have met all requirements and are asking the Commission to approve the application as submitted with the temporary screening plant shown 650' from a residential structure; regulated hours of excavation/screening operations is M-F 7am-5pm, the 4/2/18 revised plan excavating notes have Saturday hours, Atty. Cotnoir said that is an error there will be no excavating/screening on Saturdays; the application fee was based on removal of 200,000 cubic yards; all fees are paid, need to post Bond.

John Rice moved and Robert Werge, Sr. seconded the motion to close the public hearing.

The motion carried unanimously.

3. Discuss Public Hearing and Possible Action:

John Rice moved and Randy Blackmer Jr. seconded the motion to accept Application 18-10 and to approve waivers to reduce site plan scale from 1":40' to 1":100' & reduce distance of screening plant from residential structure from 1000' to not to exceed 500'.

The motion carried unanimously.

4. Approve minutes of the March 26, 2018 PZC Regular Meeting:
John Rice moved and Randy Blackmer Jr. seconded the motion to approve the March 26, 2018 minutes as written.
Charles Paquette, Christopher Nelson and Missy Desrochers – abstained
The motion carried.
5. Applications received:
 - a. **Application 18-09:** Applicant & Owner – Patricia Rudzinski, for property at 0 Labby Rd, Map 95, Block 27, Lot 17, Zone R-40, Gravel Mining Operation Renewal Permit. Bruce Woodis of KWP Associates is representing applicant, Patty Rudzinski was present, Norman passed away this past year. The project is still in Phase 1 with minimal activity, only 960 cubic yards were removed this past year, stock piles and equipment have been moved around and updated plans have been submitted to show new stock pile locations, requesting permit renewal.
Charles Paquette moved and Tyra Penn-Gesek seconded the motion to accept Application 18-09 for renewal.
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 asked for clarification on a couple line items and requested the expenditures/bills be left in ZEO's office and he will sign-off on them, one less thing for M. Chinatti to do.
 - b. Director of Planning and Development Report - M. Chinatti - has update:
 - Public informational meeting for 929 Riverside Drive Development will be on Wed. 5/23/18 at 6:00pm at the Thompson Library/Community Center Rooms 2&3, hoping to have new building and site designs.
 - Economic Development Commission voted to contribute \$3,000 towards the zoning regulation re-write, NECCOG increased the fee from \$3,000 to \$4,000, PZC already approved \$1,000, so NECCOG can start on re-write.
 - Branding Implantation Committee submitted Round 2 Brownfield Area-Wide Revitalization (BAR) Planning Grant Application to CT DECD and has been selected for an interview, it's scheduled 5/3/18 at 11:00am in Hartford.
 - UConn Engineering Students gave a great presentation on the engineering work they are doing for Thompson – Pocket Park on Reardon Rd; Street Scape for the Main St./Rt. 12 Loop; Structural Evaluation and recommendation on TEEG building; Breach Analysis for Langer's Pond Dam.
 - 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: None
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, received 4/20/18 copy of letter from D. Coman to RAMPCO (in packet).
12. New Business:
- a. Discuss Professional Service Funding to update Regulations. – Disregard - J. Rice put on agenda to discuss getting the \$1,000 back that was voted on last meeting for NECCOG to help with PZC Regulations re-write after EDC approved \$3,000 for it but then he saw the new \$4,000 quote.
13. Commissioners' Comments:
- C. Langlois - should do a special meeting for Mr. Filchak to come instead of a regular meeting because there are going to be a lot of changes and is going to take several meetings. Commission Members who want to know exactly what's in the re-write will need to come to all meetings, start to finish, so there isn't any confusion on how something is phrased, omitted or placed in the new regulations. Mr. Filchak purposes periodic meetings with the PZC in his letter to the BOS.
Tyra Penn-Gesek moved and John Rice seconded the motion to schedule a subcommittee Meeting on May 21, 2018 at 7:00pm at the TEEG Building with Mr. Filchak to discuss the PZC Regulations Re-write.
The motion carried unanimously.
 - Chair Parodi attended a Lunch & Learn Program on Thursday 4/19/18 and has information on Sustainable CT, which is a state wide initiative for Boards to buy into to obtain Sustainable Certification by the Origination. ZEO will send copies to all Commissioners.
14. Next meeting: Tuesday May 29, 2018 at 7:00 PM, Merrill Seney Room, Town Hall.
15. Adjournment:
- Randy Blackmer Jr. moved and Charles Paquette seconded the motion to adjourn.**
The motion carried unanimously.
- Chair Parodi adjourned the meeting at 7:57PM.

Respectfully Submitted,

Diane Minarik

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Recording Secretary