



**TOWN of  
THOMPSON**

**PLANNING AND ZONING COMMISSION**

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*Cheryl F. Bentley for*  
TOWN CLERK

**Minutes: Regular Meeting  
Monday, March 23, 2015  
Merrill Seney Room, Town Hall**

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Vice-Chair Randolph Blackmer, Jr. called the meeting to order at 7:29 PM.

1. Roll call and seating of alternates

a. Present:

Randolph Blackmer, Jr.	William Cacciapouti	Michael Krogul
Charles Paquette	John Rice	Robert Werge, Sr.

Alternate Michael Krogul was seated for John B. Lenky, and Alternate William Cacciapouti was seated for Peter Nedzweckas.

b. Absent: Charlene Langlois, Greg Lee, John B. Lenky, Peter Nedzweckas, Joseph Parodi, and Daniel Touchette.

c. Staff Present:

MaryAnn Chinatti, Director of Planning and Development  
Alvan Hill, ZEO  
Tina Fox, Recording Secretary

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: None

4. Approve minutes

a. **John Rice moved and Robert Werge, Sr. seconded the motion to accept the minutes of the February 23, 2015 meeting as written.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Michael Krogul – Yes
John Rice – Yes	Charles Paquette – Yes	Robert Werge, Sr. – Yes

**The motion carried unanimously.**

5. Applications received

a. **Application 15-01:** Steven Zacek, applicant. Brenda Eames, Owner of Record. For property at 12 South Shore Rd., Thompson. Map 133/Block 1A/Lot 9/Zone R20. Requesting a home occupation permit.

**Description:** Applicant will be using a home office for Mac Tools franchise. No sign needed, no parking, one employee, tool truck parked in driveway on occasion.

1. A. Hill stated that the applicant informed him that he would park the truck elsewhere, and that the office space in question is just a desk and a computer.

2. **John Rice moved and Robert Werge, Sr. seconded the motion to approve the application.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Michael Krogul – Yes
John Rice – Yes	Charles Paquette – Yes	Robert Werge, Sr. – Yes

**The motion carried unanimously.**

MUNICIPAL BUILDING

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

TELEPHONE (860) 222-0475 FAX (860) 222-0807

- b. **Application 15-02:** Lisa Paulauskas, applicant. Maryanne Kozlowski, Owner of Record. For property at 43 Old Turnpike Rd., Quinebaug. Requesting a home occupation permit.

**Description:** Applicant will be using a room in her home as an office. The driveway will be used as a parking spot for a coffee trailer (12'x7').

1. **Charles Paquette moved and John Rice seconded the motion to approve the application.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Michael Krogul – Yes
John Rice – Yes	Charles Paquette – Yes	Robert Werge, Sr. – Yes

**The motion carried unanimously.**

- c. **Application 15-03:** Thompson Rail Business Park, LLC, 225 Knowlton St., Bridgeport, CT 06608. For property at 307 Reardon Rd. Map 65/Block 101/Lot 6/ Zone I. Requesting Special Permit renewal for gravel operation.

1. A. Hill stated that the application and site plan has everything that is needed per regulations.
2. Peter Walter spoke on behalf of the applicant. He stated that the applicant has lived up to all of the conditions of the permit from last year. There have been no issues with truck traffic or complaints from citizens.
3. The Commission briefly discussed the application.
4. **John Rice moved and Robert Werge, Sr. seconded the motion to approve the application.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Michael Krogul – Yes
John Rice – Yes	Charles Paquette – Yes	Robert Werge, Sr. – Yes

**The motion carried unanimously.**

6. Applications received after agenda posted

- a. CGS 8-24 Referral re: oil tank remediation at the school was received after the agenda posted.

1. **Charles Paquette moved and John Rice seconded the motion to add "CGS 8-24 Referral re: oil tank remediation at the school" as an agenda item under 'New Business.'**

Randolph Blackmer, Jr. – Yes	William Cacciapouti – Yes	Michael Krogul – Yes
John Rice – Yes	Charles Paquette – Yes	Robert Werge, Sr. – Yes

**The motion carried unanimously.**

7. Citizens' Comments

- a. Terry Lewis, Thompson, asked if the Commission had answers for the questions she brought up at the previous meeting. R. Blackmer, Jr. stated that Alvan Hill would address the issue when he presented his ZEO report.

8. Reports of Officers and Staff

- a. Monthly Budget Review

1. J. Rice stated that 48.1% of the budget is still left with only a few months left in the fiscal year.

- b. ZEO Report

1. A. Hill stated that John Rice would present the answers to Terry Lewis' questions,

2. J. Rice explained that he looked up the plans that the Commission approved for the Webster Lake Variety Store on August 19, 2012. He stated that the Commission approved a 25% expansion from 1211 sq. ft. to 1512 sq. ft. He explained that a site plan modification was approved in January 2014 to install a walk-in freezer and the reason abutters were not notified is because the 25% expansion does not require a public hearing.
  3. The Board discussed the matter with citizens Terry and Gary Lewis. It was resolved that Alvan Hill would contact J&D Engineering in order to understand how the company calculated the square footage (1211 sq. ft.)
9. Correspondence – (\*sent only via email)
- a. Agenda: Planning and Zoning Commission, March 23, 2015.
  - b. Minutes: PZC Regular Meeting, February 23, 2015.  
\*PZC Sub-Committee, February 23, 2015 and March 16, 2015.
  - c. Monthly Budget Review
  - d. ZEO Report
  - e. \*Agenda and Minutes: Zoning Board of Appeals, March 9, 2015.
  - f. Received March 5, 2015: Letter from Town of Webster Zoning Board of Appeals regarding a public hearing notice.
  - g. Received March 12, 2015: Letter from Town of Woodstock Town Planner/ZEO regarding Zoning Regulation Text Amendment.
10. Signing of Mylars: None
11. Old Business
- a. Election of Officers
    1. An election of officers was not held because at least 10 members must be present for the election.
12. New Business
- a. CGS 8-24 Referral re: oil tank remediation at the school
    1. R. Blackmer, Jr. read a resolution for the record.
    2. **Charles Paquette moved and John Rice seconded the motion to make a favorable recommendation for the resolution as read for the environmental remediation due to an oil leak at the school complex and related work.**

Randolph Blackmer, Jr. – Yes	William Cacciapouti - Yes	Michael Krogul - Yes
John Rice – Yes	Charles Paquette- Yes	Robert Werge, Sr. - Yes

**The motion carried unanimously.**
13. Commissioners' Comments
- a. R. Werge, Sr. mentioned that at the previous PZC Sub-Committee meeting, there was not a quorum. There was a consensus amongst the present members that each member should notify Tina Fox via phone or email if they cannot attend a meeting, preferably by the morning of the meeting.
14. Review of ZBA Applications: None
15. Next meeting
- a. The next regular meeting will be held Monday, April 27, 2015, Merrill Seney Room, Town Hall, 7:00 PM.

17. Adjournment

a. **John Rice moved and Robert Werge, Sr. seconded the motion to adjourn.**

Randolph Blackmer, Jr. – Yes      William Cacciapouti – Yes      Michael Krogul – Yes

John Rice – Yes      Charles Paquette – Yes      Robert Werge, Sr. – Yes

**The motion carried unanimously.**

b. Vice-Chair Randolph Blackmer, Jr. adjourned the meeting at 8:15 PM.

Tina Fox

Recording Secretary

# Voluntary Sign-In

PZC - March 23, 2015

- 1) Joseph H. Gaucher
- 2) Linda Jarnolowicz
- 3) Gary + Terry Lewis