



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

**Minutes: Special Meeting
Tuesday, June 30, 2015
Merrill Seney Room, Town Hall**

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

1. Roll call and seating of alternates

a. Present:

Randolph Blackmer, Jr.	William Cacciapouti	Michael Krogul
Charlene Langlois	Greg Lee	John B. Lenky
Christopher Nelson	Joe Parodi	John Rice
Daniel Touchette	Robert Werge, Sr.	

Alternate William Cacciapouti was seated for Peter Nedzweckas, and alternate Charlene Langlois was seated for Charles Paquette. Alternate Michael Krogul was not seated.

b. Absent: Peter Nedzweckas and Charles Paquette.

c. Staff Present:

Alvan Hill, ZEO
Tina Fox, Recording Secretary

2. Public Hearing

a. **Application 15-09:** Renewable Ventures, LLC., Applicant. Requesting text amendment to Article VI, Section 3.A Uses Permitted by Right of the Town of Thompson Zoning Regulations to include farms and agriculture, and Article VI, Section 3.B Uses Allowed by Special Permit to include farms/agriculture including hydroponics or aquaculture as part of the operation, hydropower and solar power generation facilities and appurtenances.

1. David Held of Provost and Rovero spoke on behalf of the applicant. He explained that the regulations currently only allow agriculture use in RA-80 and RA-40, and that the applicant has an agriculture-like project in mind for a piece of property zoned Industrial.
2. J. Rice stated that he would see a problem including agriculture as a Use Permitted by Right because that would allow farming of cattle, horses, sheep, etc. everywhere, including in an R-20 zone. He was more in favor of the Uses Allowed by Special Permit, stating that Uses Allowed by Special Permit give the Commission an opportunity to review the application and have a public hearing for the community.
3. D. Held stated that the applicant would not have a problem with eliminating the first portion of the application (Uses Permitted by Right) and editing the first portion (Uses Allowed by Special Permit) to included all agriculture (rather than just agriculture including hydroponics or aquaculture). He suggested adding "15. Farms and Agriculture" under Article VIII, Section 5.
4. G. Lee stated that expanding agriculture use would fit with Thompson's Plan of Conservation and Development.

5. J. Rice was worried about the legality of amending an application at a public hearing. D. Held explained that the Commission can make the application more narrow and restrictive, just not more broad.
6. Al Landry, 33 Randall Rd., stated he wouldn't want to see agriculture use in an R-20 zone. He agreed that Uses Allowed by Special Permit in an Industrial zone would be more preferable. He stated that what the applicant has in mind sounds like agro-business, which could fit in the Industrial zone, and the Town wouldn't be 'cutting its own throat' by allowing it.
7. Mike Licamele stated that he is part of the team that is requesting the text change. He stated that the Commission's idea seems like a good compromise, because the company can come back to the Commission to have its plan approved. He stated that he appreciates the opportunity to work with the Commission in the future.
8. J. Rice suggested using only the word 'Agriculture' rather than 'Farms and Agriculture' to which D. Held agreed.
9. **Joseph Parodi moved and Bill Cacciapouti seconded the motion to close the public hearing for application 15-09.**

Randolph Blackmer, Jr.- Yes

William Cacciapouti- Yes

Charlene Langlois- Yes

Greg Lee- Yes

John B. Lenky- Yes

Christopher Nelson- Yes

Joe Parodi- Yes

John Rice- Yes

Daniel Touchette- Yes

Robert Werge, Sr.- Yes

The motion carried unanimously.

- b. **Application 15-10:** 962 Riverside Thompson, LLC., Applicant. Requesting text amendment to Article VIII, Section 3 Uses Allowed by Special Permit of the Town of Thompson Zoning Regulations to include new multi family dwellings/accessory structures and to allow multi-family dwellings/appurtenances as an adaptive reuse of existing structures.
 1. D. Held of Provost and Rovero spoke on behalf of the applicant. He explained that the specific buildings the applicant had in mind are old mill buildings and mill housing. He pointed out that they included a definition of existing structures, which would be structures that existed before Thompson's Zoning Regulations. He stated that the application is trying to make the regulations more flexible, because if a project is limited to a small number of units in a multi-family dwelling, the project wouldn't be worth it.
 2. G. Lee pointed out that the re-use of existing structures is in the Plan of Conservation of both the Town and State. J. Parodi added that a favorable decision would be consistent with other recent actions the Commission has taken.
 3. D. Held gave as an example that if someone wanted to put apartments in the Rivermill, the current regulations would limit them to 7 or 8 apartment units, so the apartments would be huge and un-rentable.
 4. J. Rice questioned adding the word 'New' to item number 1. D. Held agreed that the word could be removed from the application.
 5. D. Held reminded the Commission that if it has any problems (with parking, density, number of units, etc.) with a particular parcel or application, the Commission will be able to address it when the application comes through for Special Permit.
 6. Al Landry, 33 Randall, stated that he is not in favor of multi-family stuff, adding that they do not tend to pull their weight tax wise. He stated that he was against the project to put 50-60 units in Rivermill. He explained that the Town is rural and he'd like to keep it rural.

7. Mike Licamele stated that he also comes from a rural town with sensitive tax issues. He pointed out that anything on the Industrial side of the project would come with good tax revenue for the Town.

8. **Robert Werge, Sr. moved and Joseph Parodi seconded the motion to close the public hearing for application 15-10.**

Randolph Blackmer, Jr.- Yes

William Cacciapouti- Yes

Charlene Langlois- Yes

Greg Lee- Yes

John B. Lenky- Yes

Christopher Nelson- Yes

Joe Parodi- Yes

John Rice- Yes

Daniel Touchette- Yes

Robert Werge, Sr.- Yes

The motion carried unanimously.

3. Discuss Public Hearing and Possible Action

a. Application 15-09

1. J. Rice suggested that the Commission vote on the first part of the application (Uses Permitted by Right) first.

2. **John Rice moved and Joseph Parodi seconded the motion to reject application to amend Article VI, Section 3 (Uses Permitted in all Districts) A (Uses Permitted by Right).**

Randolph Blackmer, Jr.- Yes

William Cacciapouti- Yes

Charlene Langlois- Yes

Greg Lee- Yes

John B. Lenky- Yes

Christopher Nelson- Yes

Joe Parodi- Yes

John Rice- Yes

Daniel Touchette- Yes

Robert Werge, Sr.- Yes

The motion carried unanimously.

3. **Joseph Parodi moved and John Rice seconded the motion to eliminate "4. Farms and Agriculture including hydroponics or aquaculture as part of the operation" from the application amendment as applied, re-number "Hydropower generation facilities and appurtenances" as number 4 and "Solar power generation facilities and appurtenances" as number 5, and add to Article VIII, Section 5 (Industrial District Uses Permitted by Special Permit), "15. Agriculture."**

Randolph Blackmer, Jr.- Yes

William Cacciapouti- Yes

Charlene Langlois- Yes

Greg Lee- Yes

John B. Lenky- Yes

Christopher Nelson- Yes

Joe Parodi- Yes

John Rice- Yes

Daniel Touchette- Yes

Robert Werge, Sr.- Yes

The motion carried unanimously.

4. G. Lee stated that the application fits in with the Town's Plan of Conservation, and notified the applicant that the change will take effect 15 days after the publication of the legal notice.

b. Application 15-10

1. **John Rice moved and Bill Cacciapouti seconded the motion to remove the word "New" from number 1, and to accept the verbiage of the application to include also the complete paragraphs from the Zoning Regulations following "Tennis, swimming...", "Convalescent homes...", and "Campgrounds..." (from Article VIII, Section 3(B)).**

Randolph Blackmer, Jr.- Yes

William Cacciapouti- Yes

Charlene Langlois- Yes

Greg Lee- Yes

John B. Lenky- Yes

Christopher Nelson- Yes

Joe Parodi- Yes

John Rice- Yes

Daniel Touchette- Yes

Robert Werge, Sr.- Yes

The motion carried unanimously.

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2. G. Lee stated that the application fits in with both the State and Town Plan of Conservation and Development, and notified the applicant that the change will take effect 15 days after the publication of the legal notice.
4. Citizens' Comments
 - a. D. Held thanked the Commission for holding a special meeting for these applications.
5. Correspondence: None
6. Old Business
7. New Business
 - a. Executive Session: Discuss Personnel Matters
 1. The Commission entered Executive Session at 8:51 PM. All members who were present at the meeting attended the Executive Session, along with Paul Lenky, First Selectman.
 2. The Commission came out of Executive Session at 9:07 PM.
8. Commissioners' Comments
 - a. J. Rice mentioned that the applicant referred to talking to Mary Ann Chinatti, Director of Planning and Development, several times. J. Rice suggested that Alvan Hill sit in on conversations like those in the future to be more aware of what is going on. He stated that A. Hill should be involved, with M. Chinatti acting as an advisor. J. B. Lenky agreed.
9. Adjournment
 - a. **Christopher Nelson moved and John B. Lenky seconded the motion to adjourn.**

Randolph Blackmer, Jr.- Yes	William Cacciapouti- Yes	Charlene Langlois- Yes
Greg Lee- Yes	John B. Lenky- Yes	Christopher Nelson- Yes
Joe Parodi- Yes	John Rice- Yes	Daniel Touchette- Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously
 - b. Chairman Greg Lee adjourned the meeting at 9:10 PM.

Tina Fox
Recording Secretary