



# **TOWN of THOMPSON**

## **PLANNING AND ZONING COMMISSION**

**Minutes: Regular Meeting  
Monday, July 27, 2015  
Merrill Seney Room, Town Hall**

p. 1 of 7

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

1. Roll call and seating of alternates

a. Present:

Randolph Blackmer, Jr.	Michael Krogul	Charlene Langlois
Greg Lee	Christopher Nelson	Charles Paquette
John Rice	Daniel Touchette	Robert Werge, Sr.

Alternate Michael Krogul was seated for John B. Lenky, and alternate Charlene Langlois was seated for Peter Nedzweckas.

b. Absent: William Cacciapouti, John B. Lenky, Peter Nedzweckas, and Joseph Parodi.

c. Staff Present:

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

2. Public Hearing

a. **Application 15-12:** Capital Development Partners, LLC, Applicant. Henry A. Deming Trust, Owner of Record. For property at 0 Riverside Dr. Map 63/Block 94A/Lot 1B/Zone C. Special Permit request for construction of a new approximately 9,200 square foot Dollar General Retail building with 43 surface parking spaces, drive isles and associated utilities.

1. Patrick O'Leary of VHB spoke on behalf of the applicant, and introduced the project engineer Rod Sawicki. P. O'Leary explained that the project received Wetlands Permits, as well as a ZBA variance in reference to the loading dock.
2. Rod Sawicki explained that the applicant is seeking three waivers: number of parking spaces, driveway width, and proposed sidewalk curb height. He explained that the site is at the corner of Riverside Dr. and Thatcher Rd., and gave a description of the site plan. He stated that the Zoning Regulations require 53 spaces for this project, but the applicant is requesting a reduction to 43 spaces, which is 30% more than the 32 spaces that Dollar General stores typically need. He stated that the Zoning Regulations require a 30 ft curb cut at the property line, and 55 foot at the curb line, but that in order to safely maneuver delivery vehicles, the site will need additional curb width. He stated that the Zoning Regulations call for a sidewalk curb height of 8 inches, but in order to keep the required slope for the curb ramp, they are requesting a 6 inch curb height along the front of the building.

3. Charles Paquette asked about number of employees. P. O'Leary answered that there are typically 3-4 employees during a shift, with 5 full time and 15 part time employees total. He stated that hours vary from 7:00 AM to 11:00 PM, depending on the needs of the store, but the typical hours are 8:00 AM to 9:00 PM. He further explained that the expected traffic will not have an impact on the road network. He stated that there will typically be 7-10 customers during normal operating hours, with more during holidays during the course of the year. He also explained that while the parcel is large enough to add more parking spaces, the site would encroach on the green space behind the area and the project is attempting to be environmentally sensitive.
4. G. Lee asked about the line of sight. P. O'Leary explained that they are in the process of working out an agreement with an abutter to get a sight line easement, which DOT informally said they would require.
5. J. Rice asked who would be responsible for the maintenance of the drainage system, to which P. O'Leary replied that Dollar General, specifically the store manager, will be responsible. He added that the Commission could make as a condition of approval that the applicant files an annual report with the Director of Planning and Development or ZEO, ensuring that the system has been checked by a professional engineer.
6. R. Werge, Sr. asked about the aesthetics of the building, and asked if the applicant would consider using red brick to blend in with the neighborhood. P. O'Leary agreed to make the color of the block match the character of adjacent buildings.
7. John Rice asked about the large Dollar General sign, specifically what the dimensions are. R. Sawicki answered that the sign will match the dimensions the Town requires in the Zoning Regulations.
8. G. Lee opened the public hearing up for citizen's comments.
  - a. Don Pimental, 40 Starr Rd., stated that the proposed tan color of the building would match other large businesses such as McDonalds and KFC, that every Dollar General he sees looks just like that, and he would hate to see the application not get approved because of a color.
  - b. Al Landry, 33 Randall, asked about a sidewalk on the site map. R. Sawicki answered that there is a proposed sidewalk for future connectivity. A. Landry stated that he had concerns about public safety, specifically the sight line and whether or not there will be a crosswalk for people walking across from Thatcher Rd. P. O'Leary stated that there is not a proposed crosswalk, and that the DOT would have to decide whether or not they do want one. He added that the DOT would likely not want a crosswalk where the road curves, but may choose to have one further up the road on the straight way. A. Landry stated that kids will be crossing the road and that he is concerned about public safety. He added that when he was on the Commission, it seemed it was all about how fast a project could get done, and he hopes the Commission makes a good decision.
9. M. Krogul stated that attempting to get a crosswalk might be a good idea. P. O'Leary again stated that the DOT would not want a crosswalk in front of the site where the road curves, but that they will speak to the DOT about getting a crosswalk elsewhere.

**10. Charles Paquette moved and Dan Touchette seconded the motion to close the public hearing for application 15-12.**

Randolph Blackmer, Jr.- Yes

Michael Krogul- Yes

Charlene Langlois-Yes

Greg Lee-Yes

Christopher Nelson-Yes

Charles Paquette-Yes

John Rice-Yes

Daniel Touchette-Yes

Robert Werge, Sr.-Yes

**The motion carried unanimously.**

- a. **Application 15-15:** Toudis, LLC, Applicant. TLC Group, LLC, Owner of Record. For property at 0 Riverside Dr. Map 63/Block 58/Lot 15A/Zone NC. Special Permit request for construction of a Dunkin Donuts restaurant with drive through and parking.
1. David Held with Provost & Rovero spoke on behalf of the applicant. The project is a 1700 sq. ft. Dunkin Donuts at 693 Riverside Dr., directly across from the proposed Dollar General in application 15-12. There are no Wetlands on the site, it is zoned neighborhood commercial, and this is a special permit request because of the drive-thru and number of parking spaces. There is public water and sewer, no utility work is proposed on the state highway, and the project has been submitted to the DOT for approval. They are proposing to remove the house trailers on the property, but keep the package store. There would be separate truck loading spaces for each building, and new in and out curb cuts for the package store. The drive-thru is shown as stacking ten cars, but could easily fit eleven cars. The second curb cut on the northerly side would be exit only, with two lanes. The drive-thru is 14 ft wide with one lane of traffic. There are separate parking spaces for employees. There will be two separate dumpsters because of two separate commercial uses. ZBA approved a variance for lessening a nonconforming use from the current 20 ft sight line to a 140 ft site line. The Zoning Regulations stipulate that a restaurant with a drive-thru must have one parking space for every 9 sq. ft. of public space, which would require 48 parking spaces total. During peak hours at a local Dunkin Donuts location, a manual count indicated that there were 13 parked vehicles with no more than 7 vehicles at one time. The project is proposing 21 total spaces, 16 for the Dunkin Donuts and 5 for the package store. Surrounding town regulations were reviewed, and the maximum number of parking spaces required for this project would be 17, and minimum 7. The regulations require a 50 ft. buffer between commercial use and residential use, with a minimum 20 ft. buffer with permission of the Commission. There is already some vegetation buffer on the site, which is proposed to be left in place, and should the developer want to take the vegetation down due to aesthetics, the vegetation would be replaced. The vegetation will be 6 ft. tall at the time of planting. There is an agreement being looked into for the developer to purchase the property next to the proposed Dollar General and give that project their sight line easement, in exchange for this project receiving a sight line easement on the Dollar General property.
  2. C. Paquette stated that while the Dunkin Donuts on Kennedy Dr. in Putnam has space for 8 cars in their drive-thru queue, the line bleeds onto the road during peak hours. D. Held explained that the proposed drive-thru can fit about 15 cars before the line would reach the road, and that the drive-thru line is affected by how well the employees are serving the customers.
  3. J. Rice asked that the entrance and exit have crosswalks painted on them to encourage cars to slow down, to which D. Held agreed.
  4. M. Krogul suggested a speed bump at the exits, to which D. Held agreed.
  5. R. Werge, Sr. asked about the building having red brick. The applicant agreed to have the first 4-6 ft of the building be red brick.

6. G. Lee opened the public hearing up for citizen's comments.
  - a. Al Landry, 33 Randall, thanked the Commission for considering safety issues. He stated that the whole project is going to be excitable for children and he doesn't want to see anyone getting hurt.
7. **Charles Paquette moved and Dan Touchette seconded the motion to close the public hearing for application 15-15.**

Randolph Blackmer, Jr.- Yes

Michael Krogul- Yes

Charlene Langlois-Yes

Greg Lee-Yes

Christopher Nelson-Yes

Charles Paquette-Yes

John Rice-Yes

Daniel Touchette-Yes

Robert Werge, Sr.-Yes

**The motion carried unanimously.**

3. Discuss Public Hearing and Possible Action

- a. G. Lee stated that application 15-12 was requesting three waivers: 1) total parking spaces reduced from 53 to 43, 2) curb cut width and 3) sidewalk curb height from 8 inches to 6 inches.
- b. **Charles Paquette moved and Christopher Nelson seconded the motion to approve all three waivers for application 15-12 (total parking spaces reduced from 53 to 43, curb-cut width, and sidewalk curb height).**

Randolph Blackmer, Jr.- Yes

Michael Krogul- Yes

Charlene Langlois-Yes

Greg Lee-Yes

Christopher Nelson-Yes

Charles Paquette-Yes

John Rice-Yes

Daniel Touchette-Yes

Robert Werge, Sr.-Yes

**The motion carried unanimously.**

1. G. Lee stated that the project and the waivers are good for the Town and are not objectionable.

- c. **Charles Paquette moved and Robert Werge, Sr. seconded the motion to approve application 15-12 with the following conditions:**

- 1) **Signage shall be limited to that permitted by the zoning regulations, and no advertising signage placed in windows of establishment.**
- 2) **Brick in front colored as reddish brick to conform to the neighborhood and village area that it resides in.**
- 3) **Submit an annual maintenance report on drainage to ZEO and/or Director of Planning and Development.**

Randolph Blackmer, Jr.- Yes

Michael Krogul- Yes

Charlene Langlois-Yes

Greg Lee-Yes

Christopher Nelson-Yes

Charles Paquette-Yes

John Rice-Yes

Daniel Touchette-Yes

Robert Werge, Sr.-Yes

**The motion carried unanimously.**

1. G. Lee stated that the project fits the Town, and fits in with the Plan of Conservation and Development.

- d. G. Lee explained that application 15-15 requested two waivers: 1) total number of parking spaces reduced from 48 to 21, and 2) vegetation buffer reduced from 50 ft to 20 ft.
- e. **Charles Paquette moved and John Rice seconded the motion to approve both waivers for application 15-15 (total parking spaces reduced from 48 to 21, and buffer reduced from 50 ft to 20 ft).**

Randolph Blackmer, Jr.- Yes

Michael Krogul- Yes

Charlene Langlois-Yes

Greg Lee-Yes

Christopher Nelson-Yes

Charles Paquette-Yes

John Rice-Yes

Daniel Touchette-Yes

Robert Werge, Sr.-Yes

**The motion carried unanimously.**

1. G. Lee stated that the waivers were not unreasonable.

*MUNICIPAL BUILDING*

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- f. **Charles Paquette moved and Christopher Nelson seconded the motion to approve application 15-15 with the following conditions:**

- 1) **Brick in front colored as reddish brick to conform to the neighborhood and village that it presides in.**
- 2) **Place speed bumps at the exits**
- 3) **Stripe crosswalks at entrance and exit, with signage at exit indicating crosswalk.**

Randolph Blackmer, Jr.- Yes

Michael Krogul- Yes

Charlene Langlois-Yes

Greg Lee-Yes

Christopher Nelson-Yes

Charles Paquette-Yes

John Rice-Yes

Daniel Touchette-Yes

Robert Werge, Sr.-Yes

**The motion carried unanimously.**

1. G. Lee stated that the project fits in with the Plan of Conservation and Development.

4. Approve minutes

- a. **Charles Paquette moved and Michael Krogul seconded the motion to approve the June 22, 2015 minutes as written.**

Randolph Blackmer, Jr.- Yes

Michael Krogul- Yes

Charlene Langlois-Yes

Greg Lee-Yes

Christopher Nelson-Yes

Charles Paquette-Yes

John Rice-Yes

Daniel Touchette-Yes

Robert Werge, Sr.-Yes

**The motion carried unanimously.**

- b. **John Rice moved and Daniel Touchette seconded the motion to approve the June 30, 2015 minutes as written.**

Randolph Blackmer, Jr.- Yes

Michael Krogul- Abstain

Charlene Langlois-Yes

Greg Lee-Yes

Christopher Nelson-Yes

Charles Paquette-Abstain

John Rice-Yes

Daniel Touchette-Yes

Robert Werge, Sr.-Yes

**The motion carried.**

5. Applications received

- a. **Application 15-16:** C-Tec Solar, LLC, Applicant. Ben Barrette, Owner of Record. For property at 0 Ballard Rd. Map 87/Block 53/Lot 9C/Zone I. Special Permit request for to install 8 acres solar farm on a 49 acre lot.

1. **Charles Paquette moved and John Rice seconded the motion to accept application 15-16 for the first public hearing at the next meeting.**

Randolph Blackmer, Jr.- Yes

Michael Krogul- Yes

Charlene Langlois-Yes

Greg Lee-Yes

Christopher Nelson-Yes

Charles Paquette-Yes

John Rice-Yes

Daniel Touchette-Yes

Robert Werge, Sr.-Yes

**The motion carried unanimously.**

6. Applications received after agenda posted: None

7. Citizens' Comments: None

8. Reports of Officers and Staff

- a. ZEO Report

1. R. Werge, Sr. commended Alvan Hill on his report.

2. **John Rice moved and Randolph Blackmer, Jr. seconded the motion to add "Alvan's Monthly Report Regarding Rudzinski's Bonding" as item 11(b) on the agenda.**

Randolph Blackmer, Jr.- Yes

Michael Krogul- Yes

Charlene Langlois-Yes

Greg Lee-Yes

Christopher Nelson-Yes

Charles Paquette-Yes

John Rice-Yes

Daniel Touchette-Yes

Robert Werge, Sr.-Yes

**The motion carried unanimously.**

- b. Director of Planning and Development Report

9. Correspondence – (\*sent only via email)

- a. Agenda: Planning and Zoning Commission, July 27, 2015.
- b. Minutes: PZC Regular Meeting, June 22, 2015, Special Meeting, July 30, 2015
- c. ZEO Report
- d. \*Agenda and Minutes: Zoning Board of Appeals, July 13, 2015.
- e. \*Received June 16, 2015: Webster Office of Engineering & Planning Special Permit Decision Notice.
- f. \*Received June 16, 2015: Webster Planning Board Site Plan Approval Notice, Harry's Way Realty, LLC.
- g. \*Received June 16, 2015: Webster Planning Board Site Plan Approval Notice, Webster Middle School.
- h. \*Received June 22, 2015: Webster Zoning Board of Appeals Public Hearing Notice for Special Permit Application.
- i. \*Received June 22, 2015: Webster Zoning Board of Appeals Public Hearing Notice for Variance Application.
- j. \*Received June 22, 2015: Letter from Sharon Recore to Paul A. Lenky, First Selectman.
- k. Received July 21, 2015: Town of Thompson Fiscal 2015-2016 and Capital Improvement Program Approved.

10. Signing of Mylars: None

11. Old Business

- a. CGS 8-24 Referral: Conservation easements on 5 Town-owned conservation properties.
  1. Carolyn Werge was present to answer questions regarding this application. She explained that two of the parcels were purchased with money from the open space fund. In 2010, a law was passed that states any property purchased with open space funds needs to indicate that in their deeds, but that was not the law when these properties were purchased, so these properties need to have some way of conforming to the law. Town Counsel suggested that, to conform to the law, these properties all have conservation easements. They are used for passive recreation, and the conservation easement does say the property must stay in their natural state.

Christopher Nelson left the meeting at 8:31 PM.

2. **John Rice moved and Randolph Blackmer, Jr. seconded the motion to approve a favorable recommendation on these five properties.**

Randolph Blackmer, Jr.- Yes

Michael Krogul- Yes

Charlene Langlois-Yes

Greg Lee-Yes

Charles Paquette-Yes

John Rice-Yes

Daniel Touchette-Yes

Robert Werge, Sr.-Yes

**The motion carried unanimously.**

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b. Alvan's Monthly Report Regarding Rudzinski's Bonding

1. J. Rice noted that the ZEO report indicates that no money has been received for the bond estimate of \$7,500 for gravel mining. He recommended having the ZEO contact Mr. Rudzinski to issue a cease and desist if the money is not received within a few weeks.

12. New Business: None

13. Commissioners' Comments

- a. J. Rice stated that the two applications that were just received require bonding, and he would like the ZEO to come up with estimates for that.
- b. J. Rice stated that the Director of Planning and Development Report indicates that the two applications for public hearing at this meeting meet the Plan of Development for Thompson and the State, but that he would like to see whether or not each application meets zoning requirements. M. Chinatti explained that zoning requirements should be addressed on the Zoning Enforcement Officer's report.
- c. J. Rice suggested the ZEO come up with a list of items for each application regarding whether or not the application meets requirements. M. Chinatti explained that both staff members meet with potential applicants, if possible, before they submit an official application, and staff mentions problems that may need revised. She added that when an application is submitted to the Commission, it is as ready as possible. J. Rice stated that the Zoning Regulations indicate an applicant has the opportunity to come to the Commission with a pre-application, and that the Planner and ZEO's comments may not be his comments on each application.

14. Review of ZBA Applications: None

15. Next meeting

- a. The next regular meeting will be held Monday, August 24, 2015, Merrill Seney Room, Town Hall, 7:00 PM.

17. Adjournment

- a. **Charles Paquette moved and Randolph Blackmer, Jr. seconded the motion to adjourn.**  

Randolph Blackmer, Jr.- Yes	Michael Krogul- Yes	Charlene Langlois-Yes
Greg Lee-Yes	Charles Paquette-Yes	John Rice-Yes
Daniel Touchette-Yes	Robert Werge, Sr.-Yes	

**The motion carried unanimously.**
- b. Chairman Greg Lee adjourned the meeting at 8:33 PM.

Tina Fox  
Recording Secretary