



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

**Minutes: Regular Meeting
Monday, August 24, 2015
Merrill Seney Room, Town Hall**

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Vice-Chairman Randolph Blackmer, Jr. 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	John B. Lenky	Christopher Nelson
Joseph Parodi	John Rice	Daniel Touchette
Robert Werge, Sr.		

Alternate William Cacciapouti was seated for Peter Nedzweckas, alternate Michael Krogul was seated for Charles Paquette, and alternate Charlene Langlois was seated for Greg Lee.

b. Absent: Greg Lee, Peter Nedzweckas and Charles Paquette.

c. Staff Present:

Alvan Hill, ZEO
Tina Fox, Recording Secretary

2. Public Hearing

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. Randolph Blackmer, Jr. stated that the public hearing sign was not put up on the property two weeks prior to the public hearing.

2. **John Rice moved and Joseph Parodi seconded the motion to postpone application 15-16 to next month's agenda.**

Randolph Blackmer, Jr.- Yes	William Cacciapouti-Yes	Michael Krogul- Yes
Charlene Langlois-Yes	John B. Lenky-Yes	Christopher Nelson-Yes
Joseph Parodi-Yes	John Rice-Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

3. Discuss Public Hearing and Possible Action: None

4. Approve minutes

a. **John Rice moved and Daniel Touchette seconded the motion to approve the July 27, 2015 minutes as written.**

Randolph Blackmer, Jr.- Yes	William Cacciapouti-Abstain	Michael Krogul- Yes
Charlene Langlois-Yes	John B. Lenky-Abstain	Christopher Nelson-Yes
Joseph Parodi-Abstain	John Rice-Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried.

5. Applications received

- a. **Application 15-17:** Judith A. Cournoyer, Applicant. James and Judith Cournoyer, Owners of Record. For property at 73 Quinebaug Rd. Map 59/Block 67/Lot 5/Zone R. Requesting Home Occupation Permit for real estate office.

1. **Robert Werge, Sr. moved and Daniel Touchette seconded the motion to approve application 15-17 based on the ZEO's report.**

Randolph Blackmer, Jr.- Yes	William Cacciapouti-Yes	Michael Krogul- Yes
Charlene Langlois-Yes	John B. Lenky-Yes	Christopher Nelson-Yes
Joseph Parodi-Yes	John Rice-Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

- b. **Application 15-18:** Lord Thompson Manor, Applicant. Inn Acquisition Assoc., LLC, Owner of Record. For property at 286 Thompson Hill Rd., Thompson, CT. Map 103/Block 40/Lot 2/Zone TC-80. Requesting Country Inn Permit Renewal.

1. Andrew Silverstein spoke on behalf of Lord Thompson Manor. He stated that the two documents requisite for approval had been submitted.
2. **Robert Werge, Sr. moved and Daniel Touchette seconded the motion to approve application 15-18.**

Randolph Blackmer, Jr.- Yes	William Cacciapouti-Yes	Michael Krogul- Yes
Charlene Langlois-Yes	John B. Lenky-Yes	Christopher Nelson-Yes
Joseph Parodi-Yes	John Rice-Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

- c. **Application 15-19:** Francis Langlois, Applicant and Owner of Record. For property at 369 Lowell Davis Rd. Map 99/Block 29/Lot 26C/Zone RA-80. Requesting accessory/in-law apartment.

1. Charlene Langlois recused herself. She re-entered the meeting following the vote at 7:13 PM.
2. Francis Langlois, 369 Lowell Davis Rd., stated that he is requesting an in-law apartment.
3. Alvan Hill stated that the property is lacking in square footage.
4. Randolph Blackmer, Jr. stated that the proper way to handle the application is to refuse it so that it can be taken to ZBA.
5. **John Rice moved and Daniel Touchette seconded the motion to deny application 15-19 based on the application not meeting square footage requirements in the regulations, but to forward a favorable recommendation to ZBA.**

Randolph Blackmer, Jr.- Yes	William Cacciapouti-Yes	Michael Krogul- Yes
Charlene Langlois-Yes	John B. Lenky-Yes	Christopher Nelson-Yes
Joseph Parodi-Yes	John Rice-Yes	Daniel Touchette-Yes
Robert Werge, Sr.- Yes		

The motion carried unanimously.

6. Applications received after agenda posted

- a. **Application 15-20:** Norman Snell, Applicant. Theresa Perry, Owner of Record. For property at 89 Red Bridge Rd. Map 42/Block 99/Lot 10/Zone R-40. Requesting Home Occupation Permit.

1. Alvan Hill stated that he has no issue with the application, and the applicant is only requesting 80 square feet.

2. John Rice asked if Alvan Hill gave a copy of the regulations to the applicant, and advised the applicant to read through the regulations.
3. **John Rice moved and Daniel Touchette seconded the motion to pass application 15-20 on to the ZEO for approval.**

Randolph Blackmer, Jr.- Yes

William Cacciapouti-Yes

Michael Krogul- Yes

Charlene Langlois-Yes

John B. Lenky-Yes

Christopher Nelson-Yes

Joseph Parodi-Yes

John Rice-Yes

Daniel Touchette-Yes

Robert Werge, Sr.- Yes

The motion carried unanimously.

7. Citizens' Comments

- a. Don Pimental, 40 Starr Rd., asked if the Commission always does a yes/no vote. Randolph Blackmer, Jr. answered that when Chairman Greg Lee is present, he always does a roll call vote. He added that when he himself is acting as Chair, he sometimes does a more simple yes/no vote.

8. Reports of Officers and Staff

- a. ZEO Report
- b. Director of Planning and Development Report
- c. Budget Report

9. Correspondence – (*sent only via email)

- a. Agenda: Planning and Zoning Commission, August 24, 2015.
- b. Minutes: PZC Regular Meeting, July 27, 2015
- c. ZEO Report
- d. Director of Planning and Development Report
- e. Budget Report
- f. *Agenda and Minutes: Zoning Board of Appeals, August 10, 2015.
- g. *Received July 23, 2015: Town of Webster Zoning Board of Appeals Special Permit Decision.
- h. Received July 23, 2015: Town of Webster Zoning Board of Appeals Variance Decision.

10. Signing of Mylars: None

11. Old Business: None

12. New Business

- a. Application #SP 2013-02- David Szeredy. 354 Wilsonville Rd. Permit Renewal request.
 1. Janet Blanchette of J&D Civil Engineering spoke on behalf of the applicant. She stated that two years prior, David Szeredy received a special permit approval on his property on Wilsonville Rd., and that Thompson regulations stipulate the permit is good for two years from the date the Chairman signs it. She added that the regulations also state that a special permit can be renewed for an additional two years, and if so, this permit would be good until November 25, 2017.

2. John Rice moved and John B. Lenky seconded the motion to extend the permit for application 2013-02.

Randolph Blackmer, Jr.- Yes
 Charlene Langlois-Yes
 Joseph Parodi-Yes
 Robert Werge, Sr.- Yes

William Cacciapouti-Yes
 John B. Lenky-Yes
 John Rice-Yes

Michael Krogul- Yes
 Christopher Nelson-Yes
 Daniel Touchette-Yes

The motion carried unanimously.

b. SUB #2004-08- Meehan Builder, Inc. For property at 0 Thompson Rd. Approval Status.

1. Harry Heller spoke on behalf of the applicant. He stated that an 18 lot sub-division was approved by PZC in 2004. At the time of the approval, permits expired in five years. In the winter of 2008, the applicant obtained a two year extension to December 20, 2011. In May of 2011, the Connecticut Legislature passed an act extending all sub-division approvals which were in effect as of 2011 for a period of nine years, which extended the permit being discussed to December of 2013. In the summer of 2011, the applicant again appeared before PZC and was granted an additional two year extension to December of 2015. The applicant is asking PZC to acknowledge and confirm that the permit is still in effect and expires December 2015.

2. John Rice moved and Daniel Touchette seconded the motion to approve the extension of application 2004-08 to December 2015.

Randolph Blackmer, Jr.- Yes
 Charlene Langlois-Yes
 Joseph Parodi-Yes
 Robert Werge, Sr.- Yes

William Cacciapouti-Yes
 John B. Lenky-Yes
 John Rice-Yes

Michael Krogul- Yes
 Christopher Nelson-Yes
 Daniel Touchette-Yes

The motion carried unanimously.

13. Commissioners' Comments

- a. John Rice stated that he would like an explanation as to why Mary Ann Chinatti refers some applications to the ZEO, as indicated in her report, while taking care of other applications herself.

14. Review of ZBA Applications: None

15. Next meeting

- a. The next regular meeting will be held Monday, September 28, 2015, Merrill Seney Room, Town Hall, 7:00 PM.

17. Adjournment

- a. **Christopher Nelson moved and Joseph Parodi seconded the motion to adjourn.**

Randolph Blackmer, Jr.- Yes
 Charlene Langlois-Yes
 Joseph Parodi-Yes
 Robert Werge, Sr.- Yes

William Cacciapouti-Yes
 John B. Lenky-Yes
 John Rice-Yes

Michael Krogul- Yes
 Christopher Nelson-Yes
 Daniel Touchette-Yes

The motion carried unanimously.

- b. Vice-Chairman Randolph Blackmer, Jr. adjourned the meeting at 7:32 PM.

Tina Fox
 Recording Secretary