



# **TOWN of THOMPSON**

## **PLANNING AND ZONING COMMISSION**

**Minutes: Regular Meeting  
Monday, October 26, 2015  
Merrill Seney Room, Town Hall**

p. 1 of 6

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. | Michael Krogul     | Charlene Langlois |
| John B. Lenky          | Christopher Nelson | Joseph Parodi     |
| Charles Paquette       | John Rice          | Daniel Touchette  |
| Robert Werge, Sr.      |                    |                   |

Alternate Charlene Langlois was seated for Peter Nedzweckas and alternate Michael Krogul was seated for Greg Lee.

b. Absent: Greg Lee and Peter Nedzweckas.

c. Staff Present:

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

2. Public Hearing

a. **Application 15-23:** 962 Riverside Thompson, LLC, Applicant and Owner of Record. For property at 962 Riverside Dr. Map 167/Block 88/Lot 24/Zone R-80. Special permit requested for adaptive reuse and rehabilitation of an existing building to create twelve residential apartments and ground floor commercial/retail space.

1. David Held of Provost & Rovero explained that the property is the old shirt factory across from River mill on Riverside Dr. He explained that this application does meet the requirements set forth in the regulation text amendment that the Commission approved earlier this year.
  - a. The structure was built prior to the 1800s, so it meets the definition of an 'existing structure.'
  - b. A building expansion of up to 10% is allowed, and the building print will be for the most part identical.
  - c. Maximum impervious surface coverage allowed is 70%, with 52.3% is being proposed here.
  - d. The parking demand calculation results in a total of 53 parking spaces with the ground floor being used for retail, and the other three floors being used for luxury apartments, and the plan is proposing 47 parking spaces. D. Held explained that there won't be a peak demand with the mixed residential and commercial use, and the applicant feels comfortable about the number of proposed parking spaces.
  - e. The site is currently served by public water and sewer.

- f. The existing horseshoe shaped driveway is actually a Town road called Swede Village Rd. that was never formally abandoned or discontinued. There are no proposed modifications to the road, so DOT approval is not required.
  - g. The project is proposing dry wall catch basins for storm water control. There is nothing on route 12 to tie into for drainage, and there is currently no storm water control at the property.
  - h. The developers are considering the project to be environmentally clean. There will be high efficiency LED fixtures. There are plans in the works to use the 49 acre lot behind the property to build a small solar array that will make this a net zero project.
  - i. Modifications to the building are minimal. Some rusted fire escapes at the front of the building are going to be removed, as well as some canopies that are falling apart.
- 2. C. Paquette stated that he felt a few more parking spaces would be better, and added that the whole project is fantastic.
  - 3. Steve Moskowitz, 954 Riverside Dr., stated that he owns the old church next to the property, and he would like to see signage so that his parking lot doesn't get used as overflow parking. He stated that he supports the project, but that a lot of people already use his property as a turn around, so if there isn't signage indicating otherwise, he feels there will be even more cars using his property.
  - 4. **John Rice moved and Joseph Parodi seconded the motion to close the public hearing for application 15-23.**

|                             |                         |                       |
|-----------------------------|-------------------------|-----------------------|
| Randolph Blackmer, Jr.- Yes | Michael Krogul-Yes      | Charlene Langlois-Yes |
| John B. Lenky- Yes          | Christopher Nelson- Yes | Joseph Parodi- 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. **John Rice moved and Michael Krogul seconded the motion to approve application 15-23 under the condition of adding three additional parking spaces in the upper level.**

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

**The motion carried unanimously.**

- 4. Approve minutes
  - a. **Charles Paquette moved and Christopher Nelson seconded the motion to approve the September 28, 2015 minutes as written.**

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

**The motion carried unanimously.**



## 5. Applications received

- a. **Application 15-25:** Scott Bennett, Applicant and Owner of Record. For property at 28 Richard Bennett Lane. Map 137/Block 7/Lot 5-1/Zone R-40. Requesting Home Occupation for home office for sole proprietorship business.

1. A. Hill explained that Mr. Bennett did not show up to the last meeting, and that he has attempted to contact the applicant with no response.

2. **Charles Paquette moved and John B. Lenky seconded the motion to carry over application 15-25 to next month's agenda.**

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

**The motion carried unanimously.**

- b. **Application 15-26:** Elizabeth Benoit, Applicant and Owner of Record. For property at 39 Blain Rd. Map 63/Block 100/Lot 1-B/Zone R-40. Requesting Home Occupation Permit for catering business.

1. C. Langlois stated that she knows the applicant personally, but feels that she can make an unbiased decision.

2. Elizabeth Benoit, 39 Blain Rd., stated that she has a catering business with a kitchen in Pomfret, and that no clients would be visiting her house; she would only be doing paperwork at her house.

3. A. Hill stated that the area of the home being used is 22 inches by 50 inches.

4. **Charles Paquette moved and Christopher Nelson seconded the motion to approve the home occupation permit for application 15-26.**

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

**The motion carried unanimously.**

- c. **Application 15-27:** Jared Meehan, Applicant and Owner of Record. For property at 0 Hill Rd. Map 128/Block 14/Lot 2/Zone R-40. Subdivision application for 4 proposed lots and 16.9 total acres.

1. **Charles Paquette moved and Daniel Touchette seconded the motion to accept application 15-27 for public hearing number one next month.**

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

**The motion carried unanimously.**

- d. **Application 15-28:** Capital Development Partners, LLC., Applicant and Owner of Record. For property at 0 Riverside Dr. Map 63/Block 94A/Lot 1B/Zone C. Requesting Site Plan Modification to reduce number of parking spaces from 43 to 40.

1. A. Hill began to explain that the reason for the modification is a site line that both Dollar General and Dunkin Donuts will need.

2. M. Ann Chinatti explained that the applicant is of the opinion that they will not need even the proposed 40 parking spaces, but there are three additional parking spaces on the opposite side of the parking area that can be built if needed. She also explained how both businesses are affected by the site line.



**3. Charles Paquette moved and John Rice seconded the motion to deny the request for a waiver from 43 to 40 parking spaces for application 15-28.**

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

**The motion carried unanimously.**

**6. Applications received after agenda posted**

- a. **Application 15-29:** TWPCA, Applicant. Town of Thompson, Owner of Record. For property at 40 Riverside Dr. Map 69/Block 55/Lot 2/Zone RA-80. Special Permit application for construction of a chemical storage and feed system and related improvements required to meet new effluent phosphorous limits.

**1. Randolph Blackmer, Jr. moved and Michael Krogul seconded the motion to accept application 15-29 for public hearing number two next month.**

|                             |                         |                       |
|-----------------------------|-------------------------|-----------------------|
| Randolph Blackmer, Jr.- Yes | Michael Krogul-Yes      | Charlene Langlois-Yes |
| John B. Lenky- Yes          | Christopher Nelson- Yes | Joseph Parodi- Yes    |
| Charles Paquette- 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 what the Commission does about an altered or misrepresented A-2 survey being presented at a Wetlands meeting. J. Rice explained that if it's signed by the architect or surveyor, he is responsible for it, and the Commission takes it for gospel. J. Rice also mentioned that the Commission has a 15 day appeal period when applications are approved. M. Ann Chinatti explained that when a surveyor signs a plan, they are putting their license on the line, and that if someone has a problem with it, it would be up to that person to hire another surveyor and prove there was a mistake. D. Pimental stated that he brought it to Marla Butts' attention, and that it has to stop. M. Ann Chinatti further explained that when there are two conflicting A-2's, the one that is submitted to the Commission by the applicant is the one that the Commission must use. If a subsequent survey implies that the first one had a mistake, it is then a civil matter that has to be dealt with in court, and PZC would have no control over it.

**8. Reports of Officers and Staff**

- a. ZEO Report
- b. Director of Planning and Development Report
1. M. Ann Chinatti gave an oral report to the Commission. She mentioned the Mylars that are on the agenda to be signed, and stated that the Commission cannot choose to not sign them based on something outside of the applicant's control, such as TWPCA approval. She briefly discussed the 630 Riverside Dr. Brownfield Grant, the 929 Riverside Dr. Brownfield Grant, the Quaddick Rd. Bridge, and PA 15-05.
- c. Budget Report
1. J. Rice explained that the Board of Finance suggested paying the NECCOG bill from 2013 and the BOF will reconcile the budget at the end of the year.

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

- a. Agenda: Planning and Zoning Commission, October 26, 2015.
- b. Minutes: PZC Regular Meeting, September 28, 2015
- c. ZEO Report
- d. Budget Report
- e. \*Agenda and Minutes: Zoning Board of Appeals, October 14, 2015.
- f. Memo to Lee Post from Mary Ann Chinatti.
- g. Received October 7, 2015: Memo regarding a recent Supreme Court ruling from Attorney Steven E. Byrne.
- h. Received September 23, 2015: Webster Zoning Board of Appeals Public Hearing Notice.
- i. Received October 21, 2015: Memo from Marla Butts Re: Lavallee 3 lot subdivision on Kapitulik Rd.

## 10. Signing of Mylars

## a. 0 Riverside Dr. – Dollar General

1. C. Paquette stated that he would like to make sure the Mylars have all 43 parking spaces. M. Ann Chinatti explained that the Commission can choose to sign the Mylars contingent on the applicant providing a revised sheet showing relocation of those parking spots, and approve the Chair to sign upon submission of the revised Mylar.
2. **John Rice moved and Daniel Touchette seconded the motion to authorize the chairman or the Executive Officers to sign the Mylars for Dollar General upon receipt of the revised parking with 43 spaces.**

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

**The motion carried unanimously.**

## b. 693 Riverside Dr. – Dunkin Donuts

1. R. Blackmer, Jr. read a letter aloud from Provost & Rovero, indicating that the applicant has submitted an application to TWPCA.
2. J. Rice had a concern about handicap access to the sidewalk. D. Held explained that the entire sidewalk is going to be a ramp.
3. **Robert Werge, Sr. moved and Joseph Parodi seconded the motion to sign the Mylars for Dunkin Donuts.**

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

**The motion carried unanimously.**

## 11. Old Business: None



12. New Business

a. December Meeting Date Discussion

1. **Randolph Blackmer, Jr. moved and Daniel Touchette seconded the motion to change the December 2015 meeting date to December 21, 2015.**

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

**The motion carried unanimously.**

13. Commissioners' Comments

- a. R. Blackmer, Jr. questioned the fact that Ms. Benoit had to come to the Commission for a simple home occupation. A. Hill explained that it is in the regulations that if someone wants a trade name, they have to register it with the Town Clerk, which then needs a home occupation. R. Werge, Sr. stated that the regulations revisions included having the ZEO handle home occupations.

14. Review of ZBA Applications: None

15. Next meeting

- a. The next regular meeting will be held Monday, November 23, 2015, Merrill Seney Room, Town Hall, 7:00 PM.

17. Adjournment

- a. **Charles Paquette moved and Christopher Nelson seconded the motion to adjourn.**

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

**The motion carried unanimously.**

- b. Vice-Chairman Randolph Blackmer, Jr. adjourned the meeting at 8:19 PM.

Tina Fox  
Recording Secretary