



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

**Minutes: Regular Meeting
Monday, November 23, 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.	Bill Cacciapouti	Melissa Desrochers
Michael Krogul	Charlene Langlois	Greg Lee
John B. Lenky	Chris Nelson	Joseph Parodi
Charles Paquette	John Rice	Robert Werge, Sr.

Alternate Michael Krogul was seated for Peter Nedzweckas.

Alternates Charlene Langlois and Bill Cacciapouti were not seated.

b. Absent: Peter Nedzweckas

c. Staff Present:

Alvan Hill, ZEO
Tina Fox, Recording Secretary

2. Public Hearing

a. **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. Greg Glaude, Killingly Engineer Associates, representing the applicant, stated that he submitted three sets of revised plans. The typo on sheet 3 that Charles Paquette pointed out at the previous meeting was fixed. A note was added on sheet 3 regarding passive solar techniques, as per the ZEO's request. Platt Associates submitted an appraisal of \$61,000 dated December 15, 2015. The 10% fee in-lieu-of then comes to \$6,100, or \$1,525 per lot. The \$1,525 will be paid at the time the lot sells, and no building permit will be issued until the fee is paid, on a per lot basis.
2. G. Lee stated that the Conservation Commission believed there was no substantial land they wanted to save, and they were in favor of the fee in-lieu-of open space.
3. Charles Paquette stated that he thinks the fee should be paid in its entirety upfront.
4. Robert Werge, Sr. agreed with Charles Paquette, but stated that it is a State regulation that they cannot force an applicant to pay the fee upfront.
5. John Rice stated that it is an option in the Zoning Regulations to pay the fee upfront, or to have the applicant post a bond in that full amount.
6. Greg Glaude reminded the Commission that the applicant submitted a waiver request for sidewalks, and stated that the drainage easements will be written into the deeds.

7. **John Rice moved and Robert Werge, Sr. seconded the motion to close the public hearing for application 15-27.**

Randolph Blackmer, Jr.-Yes	Melissa Desrochers- Yes	Michael Krogul- Yes
Greg Lee- Yes	John B. Lenky-Yes	Chris Nelson-Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

b. **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. Fred Mueller of Tighe & Bond explained that a pre-engineered building was designed to hold chemicals and appropriate safety equipment to reduce phosphorous levels in the water. F. Mueller reminded the Commission that this project was presented in the spring for approval to go to referendum, which passed, but now they need a special permit.
2. A. Hill stated that the application meets all necessary requirements.
3. J. Rice asked why the applicant requested the fee be waived, and stated that when TEEG was built, the TWPCA did not waive their fee for TEEG.
4. Frank Tremont, 43 Sonny Lane, stated that he is concerned about the discharge at the plant, and asked how this is going to affect the water on the residential side of the river. F. Mueller explained that the chemicals are to reduce phosphorous levels and clean up the rivers.

5. **Charles Paquette moved and John Rice seconded the motion to close the public hearing for application 15-29.**

Randolph Blackmer, Jr.-Yes	Melissa Desrochers- Yes	Michael Krogul- Yes
Greg Lee- Yes	John B. Lenky-Yes	Chris Nelson-Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

3. Discuss Public Hearing and Possible Action

a. **John Rice moved and Joseph Parodi seconded the motion to approve the sidewalk waiver for the 4 lot subdivision application 15-27.**

Randolph Blackmer, Jr.-Yes	Melissa Desrochers- Yes	Michael Krogul- Yes
Greg Lee- Yes	John B. Lenky-Yes	Chris Nelson-Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

b. **John Rice moved and Michael Krogul seconded the motion to approve the request to pay the fee in-lieu-of open space for application 15-27.**

Randolph Blackmer, Jr.-Yes	Melissa Desrochers- Yes	Michael Krogul- Yes
Greg Lee- Yes	John B. Lenky-Yes	Chris Nelson-Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Abstain		

The motion carried.

- c. **Charles Paquette moved and John Rice seconded the motion to prefer the applicant pay upfront, however if they put up a bank passbook with the Town of Thompson's name as well as the applicant's name, we'll accept that, and then they can release the money as they sell the lots.**

Randolph Blackmer, Jr.-Yes	Melissa Desrochers- Yes	Michael Krogul- Yes
Greg Lee- Yes	John B. Lenky-Yes	Chris Nelson-Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Abstain		

The motion carried.

- d. **Randolph Blackmer, Jr. moved and Joseph Parodi seconded the motion to approve subdivision application 15-27 with waivers.**

Randolph Blackmer, Jr.-Yes	Melissa Desrochers- Yes	Michael Krogul- Yes
Greg Lee- Yes	John B. Lenky-Yes	Chris Nelson-Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Abstain		

The motion carried.

- e. **John Rice moved and Robert Werge, Sr. seconded the motion to deny the request for waiving the fee for application 15-29**

Randolph Blackmer, Jr.-No	Melissa Desrochers- Yes	Michael Krogul- No
Greg Lee- Yes	John B. Lenky-Yes	Chris Nelson-Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried.

- f. **Randolph Blackmer, Jr. moved and Charles Paquette seconded the motion to approve application 15-29.**

Randolph Blackmer, Jr.-Yes	Melissa Desrochers- Yes	Michael Krogul- Yes
Greg Lee- Yes	John B. Lenky-Yes	Chris Nelson-Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

4. Approve minutes

- a. **Charles Paquette moved and John B. Lenky seconded the motion to approve the minutes for November 23, 2015 meeting with the following correction:**

1. Page 1, Section 2: Add unanimous motion: John Rice moved and Randolph Blackmer, Jr. seconded the motion to have the Secretary cast one vote.

Randolph Blackmer, Jr.-Yes	Melissa Desrochers- Yes	Michael Krogul- Abstain
Greg Lee- Yes	John B. Lenky-Yes	Chris Nelson-Yes
Joseph Parodi- Abstain	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried.

5. Applications received: None

6. Applications received after agenda posted: None

7. Citizens' Comments: None

8. Reports of Officers and Staff

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

- c. Budget Report
 - 1. J. Rice will look into an unknown charge and report at the next meeting.
- 9. Correspondence – (*sent only via email)
 - a. Agenda: Planning and Zoning Commission, December 21, 2015.
 - b. Minutes: PZC Regular Meeting, November 23, 2015
 - c. ZEO Report
 - d. Budget Report
 - e. *Agenda and Minutes: Zoning Board of Appeals, December 7, 2015.
 - f. Received December 1, 2015: Email from Carolyn Werge sent to Mary Ann Chinatti RE: Comments on Meehan Subdivision application 15-27, with attachments.
 - g. Memo from Mary Ann Chinatti sent to Greg Lee dated December 15, 2015, requested to be read aloud.
 - h. *Agenda and Minutes: Zoning Board of Appeals, November 9, 2015.
- 10. Signing of Mylars
 - a. 962 Riverside Drive
 - 1. A. Hill stated that he had not reviewed the Mylars yet.
 - 2. **Charles Paquette moved and Joseph Parodi seconded the motion to sign the Mylars for 962 Riverside Drive contingent on the ZEO's review of the Mylars.**

Randolph Blackmer, Jr.-Yes	Melissa Desrochers- Yes	Michael Krogul- Yes
Greg Lee- Yes	John B. Lenky-Yes	Chris Nelson-Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.
- 11. Old Business
 - a. The Commission discussed a FOIA request related to an application from 2013.
- 12. New Business
- 13. Commissioners' Comments
 - a. J. Rice read from the Zoning Regulations regarding the payment of the fee in-lieu-of open space.
- 14. Review of ZBA Applications: None
- 15. Next meeting
 - a. The next meeting will be held Monday, January 25, 2016, Merrill Seney Room, Town Hall, 7:00 PM.
- 17. Adjournment
 - a. **Chris Nelson moved and John B. Lenky seconded the motion to adjourn.**

Randolph Blackmer, Jr.-Yes	Melissa Desrochers- Yes	Michael Krogul- Yes
Greg Lee- Yes	John B. Lenky-Yes	Chris Nelson-Yes
Joseph Parodi- Yes	Charles Paquette- Yes	John Rice-Yes
Robert Werge, Sr.-Yes		

The motion carried unanimously.

 - b. Chairman Greg Lee adjourned the meeting at 7:57 PM.

Tina Fox
Recording Secretary