



# **TOWN of THOMPSON**

## **PLANNING AND ZONING COMMISSION**

### **Minutes: Regular Meeting**

**Monday, February 22, 2016**

**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.

Michael Krogul

Chris Nelson

Robert Werge, Sr.

Bill Cacciapouti

Charlene Langlois

Joseph Parodi

Melissa Desrochers

Greg Lee

John Rice

Alternate Michael Krogul was seated for John B. Lenky. Alternate Charlene Langlois was seated for Peter Nedzweckas. Alternate Bill Cacciapouti was seated for Charles Paquette.

b. Absent: John B. Lenky, Charles Paquette, and Peter Nedzweckas

c. Staff Present:

Tina Fox, Recording Secretary

Alvan Hill, ZEO

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: None

4. Approve minutes

a. **John Rice moved and Robert Werge, Sr. seconded the motion to approve the minutes of the January 25, 2016 meeting as written.**

Randolph Blackmer, Jr.- Abstain

Michael Krogul- Abstain

Chris Nelson- Yes

Robert Werge, Sr.- Yes

Bill Cacciapouti- Yes

Charlene Langlois- Yes

Joseph Parodi- Yes

Melissa Desrochers- Yes

Greg Lee- Yes

John Rice- Yes

**The motion carried.**

5. Applications received

a. **Application 16-01:** John Baumgartner, Applicant and Owner of Record. For property at 75 Lehtinen Rd. Map 137/Block 21/Lot 20G/Zone R-40. Accessory apartment application.

1. G. Lee stated that the ZEO review showed that everything was okay and legal with the application.

2. R. Werge asked about section 11, pg 104, item number 13 in the Zoning Regulations. The Commission agreed that it should be looked at when the regulations are updated.

MUNICIPAL BUILDING

**815 RIVERSIDE DRIVE · NO. GROSVENORDALE, CONNECTICUT 06255**

**TELEPHONE (860) 923-9475 · FAX (860) 923-9897**

3. **John Rice moved and Robert Werge, Sr. seconded the motion to accept and approve application 16-01.**

Randolph Blackmer, Jr.- Yes

Bill Cacciapouti- Yes

Melissa Desrochers- Yes

Michael Krogul- Yes

Charlene Langlois- Yes

Greg Lee- Yes

Chris Nelson- Yes

Joseph Parodi- Yes

John Rice- Yes

Robert Werge, Sr.- Yes

**The motion carried unanimously.**

b. **Application 16-02:** SOK Realty, LLC, Applicant and Owner of Record. For property at 520 Riverside Dr. Map 85/Block 95/Lot 10A/Zone C. Application for renewal of Special Permit (2012-02).

1. Ernest Cotnoir, 163 Providence St, Putnam, stated that a special permit was granted on November 26, 2012 for the construction of a second building. Final notice of approval was never sent to the applicant, so the applicant was not aware that the permit expired after two years. They had been advised unofficially that there was a five year expiration period. Thompson Zoning Regulations state that special permits expire after two years, with the option to renew for an additional two years. State statute 8-3(i) states that special permits expire after 5 years, with the option to renew for up to an additional 10 years. Thompson Zoning Regulations state that the effective date of the special permit is the date notice was given, but because no notice was sent to the applicant, the effective date is up in the air.

2. J. Rice stated that according to the Director of Planning and Development report, the Legal Notice of Approval was printed in the Bulletin within the correct time frame, but not mailed to the applicant.

3. **Randolph Blackmer, Jr. moved and Robert Werge, Sr. seconded the motion to grant the extension for application 16-02 until November 26, 2018.**

Randolph Blackmer, Jr.- Yes

Bill Cacciapouti- Yes

Melissa Desrochers- Yes

Michael Krogul- Yes

Charlene Langlois- Yes

Greg Lee- Yes

Chris Nelson- Yes

Joseph Parodi- Yes

John Rice- Yes

Robert Werge, Sr.- Yes

**The motion carried unanimously.**

6. Applications received after agenda posted: None

7. Citizens' Comments

a. Don Pimental, 40 Starr Rd., stated that he was told during another PZC meeting that when an A2 survey is presented to the Commission, it is "like gospel" and the Commission assumes it is accurate. He stated that the A2 survey prepared by Mr. Messier that D. Pimental believed was incorrect was eventually fixed by Mr. Messier before he passed away because there was a mistake on the A2. He stated that a citizen should have the right to discuss an A2 survey being incorrect if they think there has been a mistake.

b. Paul Baer, Thompson Rd., stated that the Mylars that were signed for River Junction Estates, LLC had a lot on the map labeled as 'not a buildable lot.' He stated that because of the open language, the Town has spent thousands of dollars on legal fees, as well as private citizens. He stated that when the Commission is considering a subdivision, if a lot is construed as not buildable, there should be definite language on the Mylars indicating why it is not buildable.

## 8. Reports of Officers and Staff

- a. ZEO Report
- b. Director of Planning and Development Report
- c. Budget Report
  - 1. J. Rice reported that 60% of the budget has been expended and is in good shape.

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

- a. Agenda: Planning and Zoning Commission, February 22, 2016.
- b. Minutes: PZC Regular Meeting, January 25, 2016
- c. ZEO Report
- d. Budget Report
- e. \*Agenda and Minutes: Zoning Board of Appeals, February 8, 2016.
- f. Received January 25, 2016: CT Federation of Planning and Zoning Agencies.
- g. \*Received February 1, 2016: Town of Webster Zoning Board of Appeals Public Hearing Notice.
- h. Received February 4, 2016: Correspondence from Attorney Steven E. Byrne re: Folsom v. Zoning Board of Appeals.
- i. \*Received February 5, 2016: Town of Webster Planning Board Public Hearing Notice.
- j. \*Received February 5, 2016: Town of Douglas Planning Board Notice of Public Hearing.
- k. \*Received February 10, 2016: Town of Webster Planning Board Public Hearing Notice.
- l. G. Lee received an invitation to the CT Federation of Planning and Zoning Agencies 68<sup>th</sup> annual conference. If any members are interested in attending, please speak with Mary Ann Chinatti.

## 10. Signing of Mylars

- a. **Application 15-27:** Jared Meehan (4 Lot Subdivision) Hill Road, Thompson. Request to grant 90 day extension.
  - 1. Greg Glaude, Killingly Engineering, asked for an extension because there are still a few things to be done on the site that have been made difficult because of weather conditions.
  - 2. **Randolph Blackmer, Jr. moved and John Rice seconded the motion to approve a 90 day extension for application 15-27 for the signing of the Mylars.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Melissa Desrochers- Yes
Michael Krogul- Yes	Charlene Langlois- Yes	Greg Lee- Yes
Chris Nelson- Yes	Joseph Parodi- Yes	John Rice- Yes
Robert Werge, Sr.- Yes		

**The motion carried unanimously.**

## 11. Old Business

- a. J. Rice reminded the Commission that he suggested Thompson email addresses be set up for all Commission members. He proposed having Mr. Nelson set up everyone's email accounts with a uniform password, and then each Commissioner could then change their password as needed.

## 12. New Business

13. Commissioners' Comments

- a. A. Hill stated that Dunkin Donuts has filled out an application for a building permit.

14. Review of ZBA Applications: None

15. Next meeting

- a. The next meeting will be held Monday, March 28, 2016, Merrill Seney Room, Town Hall, 7:00 PM.

16. Adjournment

- a. **Chris Nelson moved and John Rice seconded the motion to adjourn.**

Randolph Blackmer, Jr.- Yes

Bill Cacciapouti- Yes

Melissa Desrochers- Yes

Michael Krogul- Yes

Charlene Langlois- Yes

Greg Lee- Yes

Chris Nelson- Yes

Joseph Parodi- Yes

John Rice- Yes

Robert Werge, Sr.- Yes

**The motion carried unanimously.**

- b. Chairman Greg Lee adjourned the meeting at 7:28 PM.

Tina Fox

Recording Secretary