



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

**Minutes: Regular Meeting
Monday, March 28, 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
John B. Lenky
Robert Werge, Sr.

Bill Cacciapouti
Charlene Langlois
Charles Paquette

Melissa Desrochers
Greg Lee
John Rice

Alternate Charlene Langlois was seated for Peter Nedzweckas. Alternate Michael Krogul was seated for Christopher Nelson. Alternate Bill Cacciapouti was seated for Joseph Parodi.

b. Absent: Christopher Nelson, Joseph Parodi, and Peter Nedzweckas

c. Staff Present:

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

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: None

4. Approve minutes

a. **Charles Paquette moved and John B. Lenky seconded the motion to approve the minutes of the February 22, 2016 meeting as noted.**

Randolph Blackmer, Jr.- Yes
Michael Krogul- Yes
John B. Lenky- Yes
Robert Werge, Sr.- Yes

Bill Cacciapouti- Yes
Charlene Langlois- Yes
Charles Paquette- Yes

Melissa Desrochers- Yes
Greg Lee- Yes
John Rice- Yes

The motion carried unanimously.

5. Applications received

a. **Application 16-03:** 650 Associates, LLC, Applicant and Owner of Record. For property at Elizabeth Circle. Map 63/Block 58/ Lot 15L, 15M, 15P-15Z/Zone R40. Application for gravel renewal permit.

1. G. Lee stated that a letter was received from 650 Associates, LLC on the day of this meeting, and he began reading the letter aloud. The first part of the letter was a request to hold the public hearing for the application at the April meeting of the PZC rather than the March meeting.

2. **Charles Paquette moved and Randolph Blackmer, Jr. seconded the motion to consider application 16-03 and action on the application for the next meeting.**

Randolph Blackmer, Jr.- Yes

Bill Cacciapouti- Yes

Melissa Desrochers- Yes

Michael Krogul- Yes

Charlene Langlois- Yes

Greg Lee- Yes

John B. Lenky- Yes

Charles Paquette- Yes

John Rice- Yes

Robert Werge, Sr.- Yes

The motion carried unanimously.

3. G. Lee continued reading the letter from the applicant. The second part of the letter was a request for a subdivision approval extension.
 4. C. Paquette stated that he would have a hard time extending the subdivision because it is not on the agenda.
 5. A. Hill explained that the applicant wishes to extend the subdivision approval for 30 days, to the next PZC meeting.
 6. J. Rice believed the applicant was trying to combine two applications into one.
 7. The Commission discussed whether or not there was an original gravel permit that needed renewal. A. Hill stated that he was unable to locate the original gravel permit application, but that there was an original gravel permit application numbered 2005-05.
 8. When asked, M. Chinatti stated that if the subdivision is not extended until the following month, then the applicant would have to re-apply with a new subdivision application.
 9. The Commission took no action on the subdivision application.
- b. **Application 16-04:** Thompson Rail Business Park, LLC, Applicant Owner of Record. For property at 307 Reardon Rd. Map 65/Block 101/Lot 6. Application for gravel renewal permit.
1. When asked, M. Chinatti stated that it is up to the Commission whether or not there should be a public hearing for the application.
 2. **John Rice moved and Robert Werge, Sr. seconded the motion to approve application 16-04.**
 - a. C. Paquette asked if reclamation has been done on some of the areas, or if loam is being stockpiled for reclamation.
 - b. **J. Rice withdrew his motion and R. Werge withdrew his second to allow the applicant to answer questions.**
 3. G. Lee asked if the yearly gravel report had been completed by the ZEO, to which A. Hill answered in the negative.
 4. Peter Alter, a lawyer from Glastonbury, spoke on behalf of the applicant. He reminded the Commission that this is a true quarry mining operation, and the plan was to create opportunities to build large warehouse-type buildings on the sites, rather than reclaiming the mined areas. He stated that about 120,000 cubic yards of material had been removed since last year, with 13 blasts, none of which exceeded the standards set by the Commission. He stated that the ground water levels have been consistent. He reminded the Commission that in 2015, an estimate was secured from KWP Associates with respect to bonding, and KWP said that \$26,750.11 was sufficient while the project remains in phase 1. He suggested that the Commission adopt that as a continuing bond.
 5. C. Paquette asked if the project would still be in phase 1 at this time in 2017. Harold Hopkins answered that phase 1 would be extremely close to being complete at this time next year.

6. **Robert Werge, Sr. moved and John B. Lenky seconded the motion to approve application 16-04 and to roll over the bond that is currently in place.**

- a. G. Lee stated that there have been no complaints to the Commission regarding the project, and the applicants have been doing everything asked of them.
- b. J. Lenky stated that the numbers are outstanding.
- c. A. Hill stated that the applicant has been very good about notifying the Town about when blasting would occur.

Randolph Blackmer, Jr.- Yes

Bill Cacciapouti- Yes

Melissa Desrochers- Yes

Michael Krogul- Yes

Charlene Langlois- Yes

Greg Lee- Yes

John B. Lenky- Yes

Charles Paquette- Yes

John Rice- Yes

Robert Werge, Sr.- Yes

The motion carried unanimously.

6. Applications received after agenda posted: None

7. Citizens' Comments

- b. Paul Baer, Thompson Rd., stated that at the previous PZC meeting, there was an applicant for Riverside Plaza who said that they did not get notified properly of their approval and waited approximately four years and asked for an extension. He stated that if most people had something pending, they wouldn't wait four years to hear whether they got an approval.

8. Reports of Officers and Staff

- a. ZEO Report
- b. Director of Planning and Development Report
 - 1. A verbal report was give by Mary Ann Chinatti.
- c. Budget Report

9. Correspondence – (*sent only via email)

- a. Agenda: Planning and Zoning Commission, March 28, 2016.
- b. Minutes: PZC Regular Meeting, February 22, 2016
- c. ZEO Report
- d. Budget Report
- e. *Agenda and Minutes: Zoning Board of Appeals, March 14, 2016.
- f. Letter from Peter Vanghel dated February 18, 2016.

10. Signing of Mylars: None

11. Old Business: None

12. New Business: None

13. Commissioners' Comments: None

14. Review of ZBA Applications: None

15. Executive Session- Personnel Matters

a. Complaint re ZEO

1. G. Lee stated that A. Hill had the choice of having the discussion in Executive Session or in an open meeting. A Hill chose an open meeting.
2. G. Lee explained that there was a meeting the previous month between the PZC Vice-chair, First Selectman, and others, regarding complaints against the ZEO. Lee Post, Building Official, explained that taxpayers come to his office and complain about not being treated properly. Lee Post distributed a list of names of people who complained in his office.
3. The Commission discussed how to handle complaints against a staff member.
4. **John B. Lenky moved and Charles Paquette seconded the motion to send these people (on the list of complaints) a letter and invite them to the next PZC meeting.**

Randolph Blackmer, Jr.- Yes

Bill Cacciapouti- Yes

Melissa Desrochers- Yes

Michael Krogul- Yes

Charlene Langlois- Yes

Greg Lee- Yes

John B. Lenky- Yes

Charles Paquette- Yes

John Rice- Yes

Robert Werge, Sr.- Yes

The motion carried unanimously.

b. Director of Planning and Development re Buckley Hill Rd. 8-30g Application

1. G. Lee asked M. Chinatti if she would prefer an open discussion or Executive Session. M. Chinatti stated that she would prefer an Executive Session with just the members who were on the commission at the time of the hearing, and the First Selectman.
2. The Commission went into Executive Session at 8:03 PM with Randolph Blackmer, Jr., Greg Lee, Charles Paquette, John Rice, Robert Werge, Sr., and Ken Beausoleil (First Selectman) in attendance. Commission members Bill Cacciapouti, Melissa Desrochers, Michael Krogul, Charlene Langlois, and John B. Lenky left the room.
3. The Commission came out of Executive Session at 8:33 PM. Charles Paquette was no longer present at the meeting and had left sometime during the Executive Session.
4. **John Rice moved and Robert Werge, Sr. seconded the motion to have a vote of confidence for Chairman Mr. Lee.**

Randolph Blackmer, Jr.- Yes

Bill Cacciapouti- Yes

Melissa Desrochers- Yes

Michael Krogul- Yes

Charlene Langlois- Yes

Greg Lee- Yes

John B. Lenky- Yes

John Rice- Yes

Robert Werge, Sr.- Yes

The motion carried unanimously.5. **John Rice moved and Randolph Blackmer, Jr. seconded the motion to have a vote of confidence for the Town Planner.**

- a. J. Rice stated that M. Chinatti is the person that the Commission goes to for information, and he thinks she is doing a good job.
- b. G. Lee stated that M. Chinatti is doing a great job with the Town of Thompson.

Randolph Blackmer, Jr.- Yes

Bill Cacciapouti- Yes

Melissa Desrochers- Yes

Michael Krogul- Abstain

Charlene Langlois- Yes

Greg Lee- Yes

John B. Lenky- Yes

Charles Paquette- Yes

John Rice- Yes

Robert Werge, Sr.- Yes

The motion carried.

16. Next meeting

- a. The next meeting will be held Monday, April 25, 2016, Merrill Seney Room, Town Hall, 7:00 PM.

16. Adjournment

- a. **Charlene Langlois moved and Melissa Desrochers 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 8:36 PM.

Tina Fox

Recording Secretary