



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

Minutes: Special Meeting

Monday, April 27, 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.	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. Alternate Charlene Langlois was not seated at this time.

b. Absent: 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. C. Paquette stated that he left the meeting before the vote of confidence for the Town Planner, so his name should not be listed on the vote.
- b. J. Rice stated that the vote of confidence didn't necessarily relate to the discussion in Executive Session, but was just a vote to say that the Town Planner was doing a good job.
- c. M. Krogul questioned whether the meeting was legal and if there was a quorum during the Executive Session, and that there is no such thing as a vote of confidence, only a vote of no confidence.
- d. J. Rice stated that he would like the minutes to indicate that C. Paquette left the meeting at 8:08 PM (five minutes after the Executive Session began), rather than indicating that he left at "sometime" during the Executive Session. C. Paquette stated that he left before the Commission went into Executive Session and was not present for five minutes.

e. **John Rice moved and John B. Lenky seconded the motion to accept the minutes of the March 28, 2016 meeting as corrected.**

1. J. Rice again indicated that the minutes should indicate that C. Paquette left the meeting at 8:08 PM, and C. Paquette wanted the minutes to indicate that he left the meeting at the on-set of the Executive Session because he thought it was an illegal meeting.

Randolph Blackmer, Jr.- Yes

Melissa Desrochers- Yes

Michael Krogul- Yes

Greg Lee- Yes

John B. Lenky- Yes

Chris Nelson- Abstain

Joseph Parodi- Abstain

Charles Paquette- Yes

John Rice- Yes

Robert Werge, Sr.- Yes

The motion carried.

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. Ernest Cotnoir, 163 Providence St., Putnam, spoke on behalf of 650 Associates, LLC. He gave a synopsis of the history of this application/project, explaining that the original application combined a gravel permit and subdivision, but this application is just for the gravel permit renewal. He explained that no gravel has been removed since the plan was originally approved on May 31, 2006.
2. A. Hill stated that there is a nine page document with stipulations for the original permit, and he suggested the Commission includes this application on the next month's agenda to give him sufficient time to review the document and outline the requirements, as he had just received the document that day.
3. Charles Paquette moved and Michael Krogul seconded the motion to move application 16-03 to next month's agenda.
 - a. J. Rice asked if a renewal was applied for on an annual basis. E. Cotnoir explained that a judgment stipulated the permit would be valid for 10 years, which PZC approved.
 - b. J. Rice asked the applicant to include the amount of gravel proposed and to indicate phases when they return next month.

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 16-05:** Norman Rudzinski, Applicant and Owner of Record. For property at 196 Labby Rd. Map 95/Block 27/Lot 17/Zone R-40. Application for gravel renewal permit.

1. A. Hill stated that the application is now complete, and distributed photos of the site to the Commission. He stated that he is concerned about the rubble being pushed into sections, and the project is still in phase 1 but drifting into phase 2.
2. Norm Rudzinski, Labby Rd., stated that 10,000-15,000 yards would be removed this year, and he will be spending 2-3 weeks getting the piles cleaned and moved to where they're supposed to be. He stated that about 10,000 yards were removed the previous year, and 30,000 yards were paid for.

3. **Robert Werge, Sr. moved and John Rice seconded the motion to approve application 16-05**

- a. C. Paquette stated that phase 1 should be reclaimed before phase 2 begins.
- b. R. Blackmer, Jr. stated that it is not possible to finish all of phase 1 and reclaim without getting to phase 2, and that he expects the pictures of the site to look better before next year's renewal.

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.

- c. **Application 16-06:** Jason Quinn, Applicant. North Grosvenordale Restoration LLP c/o WINNCO, Owner of Record. For property at 12 and 26 Central St. Map 169/Block 92/Lots 16 and 20. Site Plan application for additional parking at both properties per Article VII, Section 4 of the Zoning Regulations.

- 1. G. Lee stated that the application has been withdrawn.

- d. **Application 16-07:** Chris and Laurie Nelson, Applicants and Owners of Record. For property at 44 Emil Dr. Map 118/Block 22/Lot 55/Zone R-20. Application for Accessory Apartment per Article IX, Section 11 of the Zoning Regulations.

- 1. Chris Nelson recused himself, as he is an applicant, at 7:36 PM.
- 2. Charlene Langlois was seated for Chris Nelson at 7:36 PM.
- 3. Laurie Nelson, 44 Emil Dr., stated that the application is to construct a 2 story 24'x24' extension off the back of their garage for an accessory apartment, and ZBA has already granted a variance.

4. **Charles Paquette moved and John B. Lenky seconded the motion to approve application 16-07**

Randolph Blackmer, Jr.- Yes

Melissa Desrochers- Yes

Michael Krogul- Yes

Charlene Langlois- Yes

Greg Lee- Yes

John B. Lenky- Yes

Joseph Parodi- Yes

Charles Paquette- Yes

John Rice- Yes

Robert Werge, Sr.- Yes

The motion carried unanimously.

Chris Nelson returned at 7:40 PM, and Charlene Langlois was no longer seated at 7:40 PM.

- 6. Applications received after agenda posted: None

7. Citizens' Comments

- a. Shawn Donahue, 929 Riverside Dr., stated that there is a tenant who would like to occupy 915 Riverside Dr., where Turning Pointe Dance was located. He asked if a Special Permit would be required, or if it would be a continuation of nonconforming use. A. Hill stated that the property is zoned Industrial, but the Zoning Regulations list Commercial Recreational Establishment as a used allowed by Special Permit. C. Paquette suggested the applicant apply for a Special Permit.

- b. Don Pimental, 40 Starr Rd., referred to a comment he made at a previous meeting about site plans, and stated that J. Rice said at that meeting that PZC treats plans like gospel. D. Pimental stated that at a May 8th public hearing regarding Starr Rd., a set of plans was submitted listing the Town as the applicant when the Town wasn't the applicant, and that other plans "have been botched trying to sneak something in." He wanted to state for the record that he is "noticing that stuff." In regards to ZEO complaints, he read a letter aloud. He stated that M. Chinatti gave him a copy of the road list that was fraudulent, and three weeks later, he asked M. Chinatti for another copy and was charged \$1.25 and it was the exact same document she gave him on January 21st. He asked how it appeared three weeks later for him to get it again. He stated that he did not charge the cabinet, but that he did tell A. Hill which cabinet M. Chinatti retrieved the document from. He stated that he then went to the Building Office and told Donna Hall that A. Hill would not let him look in the cabinet, which he felt A. Hill should have allowed him to do as his God-given right. He stated that he did not swap a document, that Starr Rd. is .339 miles in length, and there are no unimproved miles of Starr Rd. He stated that whoever did the document should be held accountable. C. Paquette suggested that a formal complaint in writing would be better, and G. Lee stated that there are complaint forms in the Planning Office and Selectmen's Office. D. Pimental stated that road lists are done in July, not in December.

8. Reports of Officers and Staff

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

9. Correspondence – (*sent only via email)

- a. Agenda: Planning and Zoning Commission, April 25, 2016.
- b. Minutes: PZC Regular Meeting, March 28, 2016
- c. ZEO Report
- d. Budget Report
- e. *Agenda and Minutes: Zoning Board of Appeals, April 11, 2016.
- f. *Received March 28, 2016: Town of Webster, Special Permit Decision, Webster Rd.
- g. *Received March 28, 2015: Town of Webster, Zoning Board of Appeals, Special Permit Decision.
- h. *Received March 28, 2016: Town of Webster, Special Permit Decision, 153 Gore Rd.
- i. *Received March 23, 2016: Town of Douglas, Notice of Public Hearing, 439 Northeast Main St.
- j. *Received March 23, 2016: Town of Douglas, Notice of Public Hearing, 15 Depot St.

10. Signing of Mylars: None

11. Old Business: None

12. New Business: None

13. Commissioners' Comments

- a. C. Paquette presented a section of the CT State Statutes regarding Executive Session. He stated that M. Chinatti and A. Hill are not members of the Commission, although A. Hill was a member previously. He stated that PZC members should not have been asked to leave the room during the Executive Session, and M. Chinatti should have been asked to state her opinion then left the room. He stated that he announced very clearly that he thought it was an illegal meeting and asked if the Commission is going to ignore the statutes.
- b. G. Lee stated that they made their decision based on an opinion given by Attorney Byrnes.
- c. C. Paquette stated that the minutes must disclose all those in attendance for the Executive Session, and the minutes do not reflect anybody that was in attendance. G. Lee stated that the minutes did state who was present.
- d. M. Krogul questioned if there was a quorum during the Executive Session.
- e. **John B. Lenky moved and Michael Krogul seconded the motion to seek legal assistance on Executive Session procedure.**
 - 1. B. Werge, Sr. wanted information on whether the Commission needed a quorum in Executive Session.
 - 2. C. Paquette again questioned if A. Hill should have been present at all, and if M. Chinatti should have been present the entire time.
 - 3. M. Desrochers wanted to know if new members should have been excluded.

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.

14. Review of ZBA Applications: None

15. ZEO Complaints

- a. G. Lee explained that letters were sent out to everyone on the list of complainants from the previous meeting, and two people responded.
- b. Chris Nelson recused himself at 8:21 PM, and Charlene Langlois was seated for Chris Nelson at 8:21 PM.
- c. G. Lee read a letter aloud from Laurie Nelson, and read aloud a response from A. Hill. The Commission discussed the complaint. Laurie Nelson stated that A. Hill had been very rude and difficult to deal with, never returned her calls, and she had to beg for a letter of denial so that their application could go forward.
- d. C. Paquette left the meeting at 8:46 PM.
- e. **John Rice moved and Randolph Blackmer, Jr. seconded the motion to have Ms. Chinatti, supervisor, write a letter and put it in his (Alvan Hill's) file.**

Randolph Blackmer, Jr.- Yes	Melissa Desrochers- Yes	Michael Krogul- Yes
Charlene Langlois- Abstain	Greg Lee- Yes	John B. Lenky- No
Joseph Parodi- Yes	John Rice- Yes	Robert Werge, Sr.- No

The motion carried.
- f. Chris Nelson returned at 9:00 PM, and Charlene Langlois was seated for Charles Paquette.

- g. G. Lee read a letter aloud from Sean Senosk, 22 First St. A. Hill had suggested that S. Senosk apply for a ZBA variance to construct a pool because he could not find evidence on paper of a pre-existing pool. S. Senosk stated that the Assessor's Office had records of a pre-existing pool and he felt he should not have to go through ZBA. The Commission discussed the complaint. G. Lee believed S. Senosk showed intent of replacing the pool. M. Chinatti mentioned that A. Hill is still new as a ZEO and that he may not have been aware that there is case law that unless a property owner shows clear intent of abandoning a nonconformity, the property owner can continue the nonconformity. She stated that it is the ZEO's call because, per the Zoning Regulations, he is the individual charged with enforcement of the Zoning Regulations. R. Blackmer, Jr. stated that the ZEO should be trying to help people in Town and accommodate people if there is a way to do it.
- h. Sharon Recore, 46 Townes Lane, read a complaint letter aloud that was previously submitted to the Board of Selectmen. She stated that she had been told her complaint, combined with two others, resulted in a verbal warning to A. Hill and she believed her complaints should have an effect on the complaints received tonight. She stated that her original complaint was very similar to Laurie Nelson's complaint, in that A. Hill was rude and would not return her calls, and did not remember her each time she contacted him. She also stated that she still has never been given an answer as to why she was treated that way. A. Hill suggested that he be given a chance to respond and invite Ms. Recore to the next meeting.

16. Next meeting

- a. The next meeting will be held Monday, May 23, 2016, Merrill Seney Room, Town Hall, 7:00 PM.

16. Adjournment

- a. **John B. Lenky moved and John Rice seconded the motion to adjourn. The motion carried.**
- b. Chairman Greg Lee adjourned the meeting at 9:53 PM.

Tina Fox
Recording Secretary