



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

**MINUTES --Special Meeting
Wednesday, August 24, 2016 3:00 PM
Merrill Seney Room, Town Hall**

RECEIVED
TOWN OF THOMPSON, CT.
2016 AUG 25 A 11:37
Linda Paradise
ASST. TOWN CLERK
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PRESENT: R. Blackmer, Vice-Chairman
J. Rice, Secretary
R. Werge
C. Nelson
C. Langlois, Alternate
M. Krogul, Alternate

ABSENT: G. Lee, Chairman
C. Paquette
J. Parodi
M. Desrosiers
J. Lenky
P. Nedzweckas
W. Cacciapouti, Alternate

ALSO PRESENT: A. Hill, Zoning Enforcement Officer, M. A. Chinatti, Director of Planning & Development, K. Beausoleil, First Selectman, B. Carmody, D. Martoudis, C. Werge, N. Scola

1. Roll call and seating of alternates – Vice-Chair Blackmer called the meeting to order at 3:00PM. Roll call was taken; a quorum was present. C. Langlois was seated for C. Paquette; M. Krogul was seated for J. Lenky.

2. New Business

a. Dunkin Donuts- Project Landscaping/Partial Bonding

D. Martoudis, property owner, and B. Carmody, project contractor, addressed the Commission, stating the request is to bond the landscaping on the edge of the site, as shown on the plan, due to hot weather conditions no being conducive to plant establishment/growth.

D. Martoudis continued, stating that there is no irrigation on the site and getting water to the plantings would be difficult.

B. Carmody stated that everything but the hedgerow along Mason Terrace and one tree on the south side of the building have been planted, or will be planted by August 25.

R. Blackmer asked if the lawn areas would be sod or hydroseeded, to which B. Carmody responded they would be hydroseeded. J. Rice reminded B. Carmody that hydroseeding would need to be done as stipulated on the approved plan.

R. Blackmer asked when remaining landscaping was expected to be planted, to which B. Carmody stated between the first, to mid, October at the latest, and D. Martoudis stated that, if the weather cools down in the near future, it could be done sooner, and hoped to have it completed by the 15th – 20th of September. J. Rice indicated the Commission could include a completion date of October 10 – 15.

J. Rice asked about the masonry blocks/boulders by Thatcher Rd. and whether they would be removed, noting they cause difficulty coming down the (Thatcher Rd.) hill, and it would be nice to clean that area up safety-wise, to which B. Comody stated he couldn't picture the boulders, but that they would be removed.

R. Werge stated that the Commission needs to make sure the ZEO is good with the proposal, to which A. Hill responded he is on board with all of it, noting the owner's contractor has met with him many times to discuss the matter.

M. Krogul stated his concern about the speed bump, that what is there will stop traffic from pulling out onto the road. B. Carmody expressed concern about completely stopping water from draining the site, but noted that the paver installed the speed bump as directed, wider than required, and a bit shorter, to accommodate plowing. B. Carmody continued, stating signage installation is being done.

(M/S/C Rice/Nelson) to approve the requested landscaping bonding, in the amount of \$9,100, with installation to be completed no later than Oct. 10 – 15, 2016. .

A. Hill asked if the speed bumps will be marked, to which B. Carmody stated he intended to discuss that and request guidance from the Commission. R. Blackmer stated that the speed bump would be more visible if it were painted yellow or striped with hash-marks; B. Carmody agreed that the speed bump would be clearly market.

J. Rice noted the bond is to be filed with the ZEO.

Attorney N. Scola, representing the property owner, stated the need for a Town representative to go to the bank with Mr. Martoudis to complete the bond documentation. D. Martoudis added that the bank is also requiring a letter from the Town, signed by the First Selectman.

Vote on the motion:

C. Nelson – Yes

R. Werge – Yes

J. Rice – Yes

M. Krogul – Yes

C. Langlois – Yes

R. Blackmer - Yes

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3. Next Meeting
 - a. Monday, August 29, 2016; 7:00 PM
Merrill Seney Room, Town Hall.

4. Adjournment

(M/S/C Rice/Nelson) to adjourn at 3:15PM. Carried unanimously.

Mary Ann Chinatti
Director of Planning & Development

8-24-16

PZC MEETING
SIGN IN SHEET
(VOLUNTARY)

NAME

Brian Carmody

Dimitrios Moutoudis

CAROLYN WERGE