



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

Special Meeting - MINUTES
Monday, August 29, 2016 7:00 PM
Merrill Seney Room, Town Hall

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TOWN OF THOMPSON, CT.

2016 AUG 30 A 9:06

Linda Paradise
TOWN CLERK / A S S T

p. 1 of 4

PRESENT:

G. Lee, Chairman
R. Blackmer, Vice-Chairman (arrived at 7:08PM)
J. Rice, Secretary
C. Nelson
M. Desrochers
J. Parodi
W. Cacciapouti, Alternate
C. Langlois, Alternate
M. Krogul, Alternate

ABSENT:

R. Werge
J. Lenky
C. Paquette
P. Nedzweckas

ALSO PRESENT:

M. A. Chinatti, Director of Planning & Development, A. Hill, Zoning Enforcement Officer, Members of the Public

1. Roll call and seating of alternates

G. Lee called the meeting to order at 7:00PM. Roll call was taken; a quorum was present. W. Cacciapouti was seated for P. Nedzweckas; C. Langlois was seated for J. Lenky; M. Krogul was seated for R. Werge.

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: None

4. Approve minutes

a. July 25, 2016

(M/S/C Rice/Parodi) to approve the minutes as presented. Motion carried:

G. Lee:	Yes	J. Rice:	Yes
M. Desrosiers:	Yes	J. Parodi:	Yes
M. Krogul:	Yes	C. Nelson:	Yes
W. Cacciapouti:	Abstain	C. Langlois:	Abstain

(R. Blackmer arrived at meeting)

5. Applications received

a. **Application 16-12:** Keith Forcier, Applicant and Owner of Record. For property at 5 Lillian Ave., located in an R-20 zone district. Requesting Home

- b. Occupation for existing business consisting of the sale of golf cart parts and golf carts.

G. Lee asked if the application had been reviewed by the ZEO, to which A. Hill responded it had, and that the scaled plan provided by the applicant shows the proposed area for the home occupation exceeds the permitted 33% by 79 sq. ft.

K. Forcier, applicant, stated A. Hill reviewed the requirements with him; A. Hill stated the measurements of all living spaces totals 2,227 sq. ft., and that 33% of that number is 735 sq. ft. He continued, stating that the business, which will be located in an accessory structure, scales at 814 sq. ft., or 79 sq. ft. over the maximum allowed; therefore a variance must be approved to allow the overage.

K. Forcier stated he is willing to reduce the size of the area to be used for the home occupation, to which J. Rice responded that if the applicant is willing to reduce the business area to that permitted 735 sq. ft. he doesn't have a problem with the operation. J. Rice continued, stating he drove by the property and there was no evidence of a business there; he reiterated he has no problem with the business operation in the garage behind the house.

J. Rice moved to approve the application with the stipulation that the applicant reduce the size of his business space by the 79 sq. ft. A. Hill stated it is over. A. Hill recommended adding a condition that there will be no display on the exterior of golf carts.

G. Lee reviewed the home occupation criteria in the regulations, and asked if golf carts fit into the home occupation category, as motor vehicle and appliance sale/repair are not considered home occupations, to which J. Rice stated golf carts do not have to be registered; G. Lee stated that some do, and asked again: does sale and repair of golf carts fall into the not-allowed sale/repair of automobiles/appliances.

G. Lee then asked if there were any problems/complaints from the neighbors, to which K. Forcier stated there has been nothing negative about him or what he does; he stated some have given him letters of support, and say he's an asset to the neighborhood.

In response to a question by G. Lee, K. Forcier stated he would be willing to re-do his business space draft to reflect the required 735 sq. ft. maximum allowed area for the home occupation.

(M/S/C Rice/Cacciapouti) to approve application #16-12 with the stipulation that the applicant would reduce the operating space by 80 sq. ft. J. Rice did not include A. Hill's previously recommended condition in the motion.

Roll call vote carried:

R. Blackmer:	Yes	C. Nelson:	Yes	J. Parodi:	Yes
W. Cacciapouti:	Yes	J. Rice:	Yes	C. Langlois:	Yes
M. Desrochers:	Yes	M. Krogul:	Yes	G. Lee:	No

G. Lee stated he does not believe it falls under a home occupation but the motion carries.

6. Applications received after agenda posted - None

7. Citizens Comments

D. Pimental, 40 Starr Rd., questioned what the details were to Correspondence Item (g) – Town of Douglas Planning Board and Tree Warden Notice of Public Hearing, to which J. Rice responded his presumption that the tree warden was notifying the town that they will be cutting trees by the high-tension wires.

8. Reports of Officers and Staff

- a. ZEO Report – Written report provided
- b. Budget Report – J. Rice asked A. Hill if he (Hill) had made contact with CAZEO re the class he (Hill) missed, to which A. Hill stated he received an email this date from CCSU and that he would be notified when CCSU hears from CAZEO.
- c. Director of Planning and Development Report – M. A. Chinatti provided an update on the following projects: Quaddick Rd. Bridge, Marianapolis Sewer, 929 Riverside Drive Brownfield, 630 Riverside Drive Brownfield.

9. Correspondence – Sent w/August 22 packets; *denotes sent via email only:

- a. Agenda: Planning and Zoning Commission, August 22, 2016.
- b. Minutes: PZC Regular Meeting, July 25, 2016
- c. ZEO Report
- d. Budget Report
- e. *Agenda and Minutes: Zoning Board of Appeals, August 8, 2016.
- f. *Received July 27, 2016: Town of Webster Planning Board Public Hearing Notice.
- g. *Received August 1, 2016: Town of Douglas Planning Board and Tree Warden Notice of Public Hearing.
- h. *Received August 1, 2016: Town of Douglas Planning Board Notice of Public Hearing.
- i. Received August 3, 2016: Letter from Attorney Byrne regarding FOIA complaint.
- j. *Received August 10, 2016: Town of Webster Planning Board Public Hearing Notice.
- k. *Received August 12, 2016: Town of Douglas Planning Board Notice of Public Hearing.

Members noted that they had not received any of the correspondence sent, as indicated, via email, to which M. A. Chinatti responded that it was sent with the

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August 22, 2016 Agenda packets. Members indicated they were not received; M. A. Chinatti stated she would have T. Fox include the items with members' September packets.

10. Signing of Mylars - None

11. Old Business - None

12. New Business – G. Lee noted that Dunkin Donuts received its approvals and is now open.

13. Commissioners' Comments

J. Rice distributed draft zoning regulations for members to review prior to the next Subcommittee meeting. He noted the next meeting probably won't be until winter. He stated T. Fox had compiled, and forwarded to members, the regulations per subcommittee decisions to date, and noted she would like answers to the questions on the back page.

14. Review of ZBA Applications: None

15. Next Meeting

a. Monday, September 26, 2016; 7:00 PM
Merrill Seney Room, Town Hall.

16. Adjournment

(M/S/C Nelson/Cacciapouti) to adjourn at 7:26PM. Carried unanimously.

Mary Ann Chinatti
Director of Planning & Development