



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

**Minutes: Regular Meeting
Monday, September 26, 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.	Bill Cacciapouti	Michael Krogul
Charlene Langlois	Greg Lee	Charles Paquette
Joseph Parodi	John Rice	Robert Werge, Sr.

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

b. Absent: Missy Desrochers, John B. Lenky, Peter Nedzweckas, and Christopher Nelson.

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. **Charles Paquette moved and Randolph Blackmer, Jr. seconded the motion to accept the minutes of the August 24, 2016 special meeting as written.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Michael Krogul- Yes
Charlene Langlois- Yes	Greg Lee- Yes	Charles Paquette- Yes
Joseph Parodi- Abstain	John Rice-Yes	Robert Werge, Sr.- Yes

The motion carried.

b. **Charles Paquette moved and Randolph Blackmer, Jr. seconded the motion to accept the minutes of the August 29, 2016 special meeting as written.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Michael Krogul- Yes
Charlene Langlois- Yes	Greg Lee- Yes	Charles Paquette- Yes
Joseph Parodi- Yes	John Rice-Yes	Robert Werge, Sr.- Yes

The motion carried unanimously.

5. Applications received

- a. **Application 16-13:** Chip Fund 3, LLC, Applicant. Windham North Properties, LLC, Owner of Record. For property at 962 Riverside Dr. Map 61 and 167/Block 88/Lot 16 and 24/Zone I and R-20. Special permit request to construct a 180+/- kW P.V. solar array to net meter power to 962 Riverside Dr.

1. David Held of Provost and Rovero stated that the applicant would like to request a special meeting on October 11th in order to hold the public hearing as soon as possible, and is willing to pay an additional fee in order to publish the public hearing notice at the appropriate time. He explained that the funding attached to building the solar project requires that the project be operational by December 31st. He explained that holding a special meeting would give them two extra weeks to complete the project.
2. C. Paquette moved to put application 16-13 on the agenda for special permit application for the next regular scheduled meeting. There was no second for this motion.
3. After further discussion, R. Blackmer, Jr. stated that two extra weeks is important when a project only has ten weeks to be completed.
4. Randolph Blackmer, Jr. moved and Joseph Parodi seconded the motion to set a public hearing for October 11, 2016 for application 16-13.

- a. **J. Parodi stated that in recent meetings, the Commission has been criticized for being unduly difficult to work with. The project is in connection with a building that he would like to see something done with. If the Commission can help the applicant out with a special meeting, he does not think that is exceedingly onerous.**

Randolph Blackmer, Jr.- Yes

Bill Cacciapouti- Yes

Michael Krogul- Yes

Charlene Langlois- Yes

Greg Lee- Yes

Charles Paquette- No

Joseph Parodi- Yes

John Rice-Yes

Robert Werge, Sr.- Yes

The motion carried.

5. The Commission briefly discussed with the applicant the location of the special meeting (Thompson Library/Community Center), the extra fee for the legal notice that the applicant agreed to pay, and the signage on the applicant's property required for the public hearing.

6. Applications received after agenda posted: None

7. Citizens' Comments: None

8. Reports of Officers and Staff

- a. ZEO Report
- b. Budget Report
- c. 1. J. Rice stated that the budget is in good shape. Regarding the Land Use Academy Advance Training referred to under correspondence, he stated that if anyone wants to attend, PZC will pay the \$40 expense.

9. Correspondence – (*sent only via email)

- a. Agenda: Planning and Zoning Commission, September 26, 2016.
- b. Minutes: PZC Special Meetings, August 24, 2016 and August 29, 2016
- c. ZEO Report
- d. Budget Report
- e. *Agenda and Minutes: Zoning Board of Appeals, September 12, 2016.

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- f. Received August 18, 2016: Letter from Renee Waldron, Town Clerk, re: Application Approval Forms.
 - 1. J. Rice suggested a motion to authorize the ZEO to follow through on this request.
 - 2. A. Hill stated that the change to the approval form has already been made.
 - 3. **Charles Paquette moved and Michael Krogul seconded the motion to make "Application Approval Forms" an agenda item for the next meeting.**

Randolph Blackmer, Jr.- Yes

Bill Cacciapouti- Yes

Michael Krogul- Yes

Charlene Langlois- Yes

Greg Lee- Yes

Charles Paquette- Yes

Joseph Parodi- Yes

John Rice-Yes

Robert Werge, Sr.- Yes

The motion carried unanimously.

- g. *Received August 19, 2016: Town of Douglas Planning Board Notice of Public Hearing.
- h. Received September 6, 2016: Letter from Steven Byrne re: FOIA Complaint.
- i. *Received September 7, 2016: Town of Woodstock Planning and Zoning Commission Zoning Regulation Text Amendments.
- j. *Received September 9, 2016: Town of Dudley Planning Board Public Hearing Notice.
- k. Received September 17, 2016: Memo from Marla Butts, Wetlands Agent, re: 962 Riverside Dr.
- l. Received September 19, 2016: CCM Annual Convention on Municipal Excellence (available in Planning Office).
- m. Received September 19, 2016: Land Use Academy Advance Training.

10. Signing of Mylars: None

11. Old Business: None

12. New Business

- a. Discuss Dunkin Donuts Bonding
 - 1. J. Rice stated that he wanted to check with the ZEO that this has been completed.
 - 2. A. Hill stated that he believed it had, and they posted what was necessary that day.
 - 3. J. Rice asked A. Hill to follow up to make sure it had been completed.
- b. Rene Morin- Discussion re: Zoning Regulations/Solar Arrays
 - 1. R. Morin thanked the Commission for allowing him to speak at the meeting. He stated that he is speaking neither as the current Tax Collector, nor a former Board of Finance member, but as an individual. He suggested implementing strict regulations to prevent solar fields from being able to be built when the field would be able to be seen from a home (approximately 2,500 ft- 3,000 ft barrier from residential homes), and to not allow solar fields that could be seen from a rural road. He is concerned about decrease in valuation of property in Thompson, and that solar fields would change the rural character of Thompson forever. Even if a solar field brings in \$5,000-\$10,000 per year in taxes, that does not come close to affecting the mill rate with a \$25 Million dollar budget.
 - 2. There was a brief discussion by the Commission.
 - 3. C. Paquette suggested that R. Morin attend the special meeting on October 11th.
 - 4. A. Hill reminded the Commission that solar fields are already only allowed in the industrial zone.

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13. Commissioners' Comments

- a. J. Rice thanked Mary Ann Chinatti for filling in as Recording Secretary for the previous two special meetings.

14. Review of ZBA Applications: None

15. Next meeting

- a. The next meeting will be Tuesday, October 11, 2016, Thompson Library/Community Center, 7:00 PM. The regular meeting will be Monday, October 24, 2016, Merrill Seney Room, Town Hall, 7:00 PM.

16. Adjournment

- a. **John Rice moved and Randolph Blackmer, Jr. seconded the motion to adjourn. The motion carried.**
- b. Chairman Greg Lee adjourned the meeting at 7:36 PM.

Tina Fox
Recording Secretary