



**TOWN of**  
**THOMPSON**

**PLANNING AND ZONING COMMISSION**

RECEIVED  
TOWN OF THOMPSON, CT.  
2017 DEC 28 P 12:36  
*Linda Paradise*  
TOWN CLERK / ASST

**Minutes: Regular Meeting**  
**Monday, December 18, 2017, 7:00pm**  
**Merrill Seney Room, Town Hall**

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1. Call to Order, Roll call and seating of alternates:

**The meeting was called to order by Vice-Chair Randolph Blackmer, Jr. at 7:08 PM**

**Roll Call:** Randolph Blackmer, Jr., Bill Cacciapouti, Missy Desrochers, Alvin Hill, Mike Krogul, Charlene Langlois, John B. Lenky, Joseph Parodi, Trya Penn-Gesik, John Rice and Robert Werge, Sr.

**Absent:** Charles Paquette and Christopher Nelson

**Alternates Seated:** Alvin Hill for Charles Paquette and Bill Cacciapouti for Chris Nelson

Trya Penn-Gesik stated she was not sworn in yet

**Staff Present:** Mary Ann Chinatti, Director of Planning and Development, Cynthia Dunne, Zoning Enforcement Officer and Diane Minarik, Recording Secretary

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: None

4. Approve minutes:

- a. **John Rice moved and Joseph Parodi seconded the motion to approve the November 27, 2017 minutes with the following corrections:**

a. 5.a: ...will be copying old videos.

b. 8.b: ... requirements are not the same as our regulations

c. 12.b: 1/22/19 should be **1/28/19**

Bill Cacciapouti- Abstained      John B. Lenky- Abstained

**Motion carried.**

5. Applications received:

- a. **Application 17-20:** One (1) year extension of time requested to complete public improvements associated with approved subdivision #2004-08 - 18-lot Subdivision, Thompson Rd (aka Rt. 193).

➤ Owner Brian Meehan was present to answer questions and was told this is the last extension available.

**John Rice moved and Joseph Parodi seconded the motion to approve Application 17-20 as read.**

Randolph Blackmer, Jr. - Yes

Bill Cacciapouti-Yes

Missy Desrochers-Yes

Alvin Hill-Yes

Mike Krogul - Yes

Charlene Langlois - Yes

John B. Lenky-Yes

Joseph Parodi - Yes

John Rice- Yes

Robert Werge Sr. - Yes

**Motion carried unanimously.**

- b. **Application 17-21:** Five (5) year extension of time requested to complete public improvements associated with approved subdivision SUB #2007-04 Green Valley View Estates 31-lot Subdivision, Route 197 and Donovan Drive.
- Janet Blanchette of J&D Civil Engineers designed this project 10 years ago; no work has been done; contractor Jason Lavallee wants to build this subdivision; looking for 5 year extension from 12/2016, the date it could have expired, to 12/2021 4 more years; this is a 31-lot subdivision so it could take 4 years to build the infrastructure of the roads and slowly build the lots.
  - John Rice stated he reviewed the original paperwork and Minutes of the Public Hearing on 11/26/07 and wants to know if the applicant has reviewed them and is willing to assume all regulations and stipulations of the previous application set by the board, especially those on page 6 of the 11/26/07 Minutes.
  - Janet Blanchette stated she has reviewed all her files and permits, has meet with Inland/Wetlands Commission last week to renew their application, is reviewing the DOT application and will contact the States Archeologists Office 3 months before construction on the lots stipulated at the Public Hearing. First step is to get all permits renewed then coming back to the board to discuss Phases and Bonds.
  - Jason Lavallee, 83 Rich Rd, stated his plan is to own the property by late May or June then construct about 1,000' of road then start building houses.

**John Rice moved and Robert Werge Sr. seconded the motion to approve Application 17-21 for a 5 year extension to expire 12/17/21.**

Randolph Blackmer, Jr. - Yes	Bill Cacciapouti-Yes	Missy Desrochers-Yes
Alvin Hill-Yes	Mike Krogul - Yes	Charlene Langlois - Yes
John B. Lenky-Yes	Joseph Parodi – Yes	John Rice- Yes
Robert Werge Sr. - Yes		

**The motion carried unanimously.**

- c. **Application 17-22:** 650 Associates, LLC, owners, of property located at 0 Riverside Drive/north side of Riverside Drive. Proposed gravel operation.
- Joseph Parodi moved and John B. Lenky seconded the motion to schedule a Public Hearing on 1/22/18. The motion carried unanimously.**
- d. **Application 17-23:** Daryn Trudeau, owner of property at 73 Wilsonville Rd. Home Occupation proposed – Trudeau Electric, LLC – home office, billing and office space. Applicant not present due to illness.
- Cindy Dunne, ZEO, stated the applicant is applying for home office use of 108 square feet of a 2040 square foot single family home for billing and office space. Space requested is within the zoning regulations, no additional business vehicles or supplies will be stored on property, no employees or customers coming to the office so no additional parking is required and no sign will be displayed.

**John Rice moved and Joseph Parodi seconded the motion to approve Application 17-23 for a home occupation.**

Randolph Blackmer, Jr. - Yes	Bill Cacciapouti-Yes	Missy Desrochers-Yes
Alvin Hill-Yes	Mike Krogul - Yes	Charlene Langlois - Yes
John B. Lenky-Yes	Joseph Parodi – Yes	John Rice- Yes
Robert Werge Sr. – Yes		

**The motion carried unanimously.**

- e. **Application 17-24:** D. Coman, owner of property at 0 Hagstrom Rd. Gravel Permit Renewal – former RAMCO operation. No application received yet.  
**John Rice moved and John B. Lenky seconded the motion to table action on Application 17-24 till the next PZC meeting on 1/22/18. The motion carried unanimously.**
6. Applications received after agenda posted: None
7. Citizens' Comments: None
8. Reports of Officers and Staff:
- Budget Report – in the negative \$5,839.86.
  - Director of Planning and Development Report – M. Chinatti added:
    - 929 Riverside Dr, (aka the River Mill) - John Gumpert of Camden Management Partners let her know today the agreement between his company and Mike Harman will be signed by Wednesday.
    - 861 Riverside Drive illegal cars sales – Judy Dicine, the housing prosecutor, has forwarded arrest warrants to the judge for signature, once signed she will pursue criminal action against the property owner and the tenant who is selling the cars.
  - ZEO Report – C. Dunne finished a list of active gravel permits and renewal dates.
9. Correspondence:
- 2018 Thompson Boards, Commissions & Agencies 2018 Meeting Schedules
  - Minutes: Zoning Board of Appeals, December 11, 2017
10. Signing of Mylars: None
11. Old Business:
- Election of Officers: **Robert Werge Sr. moved and John B. Lenky seconded the motion to elect:**
- Joseph Parodi as Chairman  
 Randolph Blackmer, Jr. as Vice-Chairman  
 John Rice as Secretary
- John Rice moved and Bill Cacciapouti seconded the motion to close nominations. The motion carried unanimously.**
- |                              |                      |                         |
|------------------------------|----------------------|-------------------------|
| Randolph Blackmer, Jr. - Yes | Bill Cacciapouti-Yes | Missy Desrochers-Yes    |
| Alvin Hill-Yes               | Mike Krogul - Yes    | Charlene Langlois - Yes |
| John B. Lenky-Yes            | Joseph Parodi – Yes  | John Rice- Yes          |
| Robert Werge Sr. – Yes       |                      |                         |
- The motion carried unanimously.**
12. New Business:
- Quaddick Mountain Estates – Subdivision Expiration – 1990, 1998 2-Phase Approved Subdivision  
**Joseph Parodi moved and John Rice seconded the motion to expire the Quaddick Mountain Estates Subdivision, from Lot 5 through Lot 17, including the “Proposed Roadway” as read.**

Randolph Blackmer, Jr. - Yes	Bill Cacciapouti-Yes	Missy Desrochers-Yes
Alvin Hill-Yes	Mike Krogul - Yes	Charlene Langlois - Yes
John B. Lenky-Yes	Joseph Parodi – Yes	John Rice- Yes
Robert Werge Sr. – Yes		

**The motion carried unanimously.**

## b. By-Laws Review: Proposed changes to By-Laws

## ARTICLE VI – ELECTION OF OFFICERS

Section 1 – An annual organization meeting shall be held at the first regular meeting in November at which time officers will be elected and bylaws reviewed and made part of the minutes of the annual meeting. ~~At least ten (10) voting members must be present before election of officers can take place.~~

Section 3 – A candidate receiving a majority vote ~~of at least ten (10) voting members of the Commission~~ shall be declared elected and shall serve for one year, or until a successor shall take office.

## ARTICLE VII – MEETINGS

Section 6 – An executive session may be called by a super majority (2/3) vote of the members present. Only members of the Commission and those persons whose presence is necessary to present testimony may be present during the session. Executive sessions may only be called to discuss personnel issues, pending litigation, matters of security, real estate negotiations, or disclose records not covered by **FOIA** ~~FI~~ privilege.

**John B. Lenky moved and Joseph Parodi seconded the motion to accept the By-Law Review and amendments to Art.VI Sec. 1 and 3, and Art.VII Sec.6 as listed above.**

Randolph Blackmer, Jr. - Yes

Bill Cacciapouti-Yes

Missy Desrochers-Yes

Alvin Hill-Yes

Mike Krogul - Yes

Charlene Langlois - Yes

John B. Lenky-Yes

Joseph Parodi – Yes

John Rice- Yes

Robert Werge Sr. – Yes

**The motion carried unanimously.**

## 13. Commissioners' Comments:

- Joseph Parodi thanked the Commission for their confidence in him and he looks forward to working with them all.
- Randolph Blackmer, Jr. thanked all the Commissioners for attending the meeting.

14. Next meeting: Monday **January 22, 2018** at 7:00 PM, Merrill Seney Room, Town Hall.

## 15. Adjournment:

**John B. Lenky moved and Joseph Parodi seconded the motion to adjourn.**

**The motion carried unanimously.**

Vice-Chairman Randolph Blackmer, Jr. adjourned the meeting at 7:50 PM.

Respectfully Submitted,

*Diane Minarik*

Diane Minarik  
Recording Secretary