



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

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2018 SEP 24 P 2:39

Jinda Paradise
TOWN CLERK ASST

Minutes - Regular Meeting
Monday, August 27, 2018 7:00 PM
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 Chair Joseph Parodi-Brown at 7:00 PM

Roll Call: Chair Joseph Parodi-Brown, Secretary John Rice

Charlene Langlois

Missy Desrochers

Alvan Hill

Bill Cacciapouti

Robert Werge, Sr.

Mike Krogul

Tyra Penn-Gesek

John B. Lenky

7:00 Christopher Nelson entered the meeting.

Absent: Vice-Chair Randy Blackmer Jr.

Alternates Seated: ~~Alvan Hill for Vice-Chair Randy Blackmer Jr.~~ (entered meeting at 7:05, see below)

Staff Present: Cynthia Dunne, Zoning Enforcement Officer and Diane Minarik, Recording Secretary

2. Public Hearing:

- a. **Application #18-14:** Applicant Richard Shields Brotbeck, property owner Nancy L Shields, 622 Fabyan Rd, Map 17, Block 81, Lot 42, Zone R-40, Sub-division of 4-lots on 16 acres. Daniel Blanchette, J&D Civil Engineering, representing applicant and owner, was present to explained the project and answered questions; project is close to the Quinebaug River and flood plains; wetlands flagged, no construction within 500'; proposed 3 new 1-acre lots with frontage on Fabyan Rd; sandy well-draining soils good for septic systems;

7:05 Vice-Chair Randy Blackmer Jr. entered the meeting.

Conservation Easement to the south of the property along the river for property owners use only; vehicles on property have been removed; a 12" culvert under Lot C's driveway will drain into existing 15" culvert under Shields' driveway; underground utilities to new lots and 30' wide underground utility easement for existing home; meets all requirements and requesting a sidewalk waiver.

- Conservation Officer Carolyn Werge asked if this Commission received the letter from the Conservation Commission requesting certain conditions be attached to the Conservation Easement if the Open-Space option is approved.

John Rice moved and Randy Blackmer Jr. seconded the motion to close the Public Hearing. A roll-call vote was taken.
The motion carried unanimously.

3. Discuss Public Hearing and Possible Action:

John Rice moved and Robert Werge, Sr. seconded the motion to approve Shields Application #18-14.

A short discussion ensued regarding the sidewalk waiver.

Randy Blackmer Jr. moved to amend the motion to include the sidewalk waiver. John B. Lenky seconded the amendment. A roll-call vote was taken.

The motion carried unanimously.

No further discussion on the motion.

Motion: Approve Application #18-14, Shields 4-Lot Sub-division with a sidewalk waiver. A roll-call vote was taken.

The motion carried unanimously.

4. Approve minutes:

a. July 30, 2018 PZC Special Meeting

Randy Blackmer Jr. moved and Missy Desrochers seconded the motion to approve the 7/30/18 minutes as written. A roll-call vote was taken.

Christopher Nelson, John B. Lenky & Joseph Parodi-Brown abstained, they all were absent.

The motion carried.

5. Applications received:

a. **Application #18-15:** Applicant Daniel Bennett, owner James Whittemore, 115 Labby Road, Map 95, Block 44, Lot 2G, Zone R40, requesting home occupation permit for D.B.C. Solutions, office, tool and equipment storage, application is missing the signed letter from the landlord giving approval to conduct a home occupation at this address.

John Rice moved and John B. Lenky seconded the motion to table Application #18-15 until next meeting on 9/24/18.

Short discussion on all other regulations having been met.

A roll call vote was taken.

The motion carried unanimously.

b. **Application #18-16:** Applicant & Owner Joshua Gadbois, 7 Linehouse Rd, Map 38, Block 68, Lot 8, Zone RA80, requesting home occupation permit for Residential Remodeling, office space and equipment storage, all regulations were met and fee was paid. ZEO will send letter to applicant reiterating the home occupation is based on the square footage of the house.

Blackmer Jr. moved Charlene Langlois seconded the motion to approve Application #18-16 as read.

Discussion on discrepancy of owner on the copy of the address card attached.

A roll call vote was taken.

The motion carried unanimously.

John Rice moved and Mike Krogul seconded the motion to add Subdivision Applications #18-17 & #18-18 to the agenda. A roll call vote was taken.

The motion carried unanimously.

6. Applications received after agenda posted:
 - a. **Application #18-17** Mountford Construction, LLC. Applicant & Owner, 0 Indian Inn Rd, Map 114, Block 26, Lot 50J & 50K, Zone R-20, Mountford Construction LLC, proposed 3-Lot Re-Subdivision.
John Rice moved and Robert Werge, Sr. seconded the motion to schedule a Public Hearing for Application #18-17 on 9/24/18 at the next PZC meeting. A roll call vote was taken.
The motion carried unanimously.
 - b. **Application #18-18** Mountford Construction, LLC. Applicant & Owner, 0 Lillian Ave, Map 114, Block 26, Lot 50F, Zone R-20, Mountford Construction, proposed 2-Lot Re-Subdivision.
John Rice moved and Randy Blackmer Jr. seconded the motion to schedule a Public Hearing for Application #18-18 on 9/24/18 at the next PZC meeting. A roll call vote was taken.
The motion carried unanimously.
7. Citizens Comments:
 - a. Linda Jarmolowicz, 7 Denis Dr, wanted to address the Commission because they are meeting with Mr. Filchak again. A house across the street from hers has been rented out to college students for 2 years and even though the home owners said there will be no parties there has been several. Town Zoning Regulations states "...not more than 3 unrelated individuals living and cooking together as a single separate housekeeping unit." Since there are 4 individuals living in the house she thought she could do something about the neighbors but the States Regulation is 6. Her question is why rewrite the Town's regulations when we can't enforce them if they're stricter than the State Regulation.
8. Reports of Officers and Staff:
 - a. Budget Report – None
 - b. Director of Planning and Development Report
 - c. ZEO Report w/attachments
9. Correspondence:
 - a. Minutes: Zoning Board of Appeals August 2018 – No meeting
 - b. Received 6/22/18 – Douglas Planning Board P.H. Notice for Definitive Subdivision Plan Application
10. Signing of Mylars: None
11. Old Business:
 - a. Inactive Gravel Operation @ 240 Brickyard Rd. – ZEO sent out a letter last week, she hasn't received a response back yet but they do have 30 days to respond. Will keep on agenda for next meeting.

John Rice moved and Missy Desrochers seconded the motion to amend the agenda to move item 11b. to 13b.

The motion carried unanimously.

12. New Business:

- a. Preliminary discussion to revisit Application #16-14: drive-thru window at 440 Riverside Drive. William Higgins, of Higgins & Sons Contracting, was present to explain why he is asking the Commission to revisit the application to open a drive thru window at Valero's; he has cleared up the miscommunication regarding the driveway water drainage and how all items were presented to the ZBA in December 2016 and he would like a second chance. Chair Parodi-Brown reminded the Commission this application was withdrawn from the PZC after the ZBA denied the application for variance. Mr. Higgins believes this project meets all requirements. ZBA Chair suggested applicant get an approval for drive-thru window from PZC before requesting variance from ZBA.

John B. Lenky moved and Mike Krogul seconded the motion to allow Mr. Higgins to apply for a new Special Permit Application providing all requirements are met.
Chair Parodi-Brown said motion didn't need a vote.

13. Commissioners' Comments:

- a. None
- b. PZC Sub-committee Meeting, Zoning Regulation Re-write with John Filchak, duration 1 hour. MR. Filchak suggested a few ideas regarding agenda items 7 a. and 12 a.; the Commission asked questions and discussed several regulations with Mr. Filchak. Next meeting will be on September 24, 2018 immediately following the PZC Meeting.

14. Next Meeting: Monday September 24, 2018 @ 7:00 PM in the Merrill Seney Room, Town Hall.

15. Adjournment:

**Christopher Nelson moved and Missy Desrochers seconded the motion to adjourn.
The motion carried unanimously**

Chair Parodi-Brown adjourned the meeting at 9:00 PM.

Respectfully Submitted,

Diane Minarik

Diane Minarik
Recording Secretary