



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

Minutes - Regular Meeting

Monday, October 22, 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, Vice-Chair Randy Blackmer Jr.
Charlene Langlois Alvan Hill Tyra Penn-Gesek
Missy Desrochers Brian Santos

Absent: J. Rice, C. Nelson, B. Cacciapouti, M. Krogul, R. Werge, Sr. and J.B. Lenky

Alternates Seated: Alvan Hill for C. Nelson; Brian Santos for J.B. Lenky, Tyra Penn-Gesek for J. Rice

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

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: N/A

4. Approve minutes:

a. September 24, 2018 PZC Regular Meeting:

Alvan Hill moved and Tyra Penn-Gesek seconded the motion to approve the 9/24/18 minutes as written. A roll-call vote was taken.

Missy Desrochers and Brian Santos abstained, they were not in attendance.

The motion carried.

5. Applications received:

- a. **Application #18-21** Strategic-Commercial Realty, Inc. dba Rawson Materials, Applicant, Lynn Rawson Landry & Cheryl Jane Foshay, property owners of 0 Quaddick Town Farm Road, Map 145, Block 14, Lot 14, Zone R-40, construction of a 6.1+/- acre pond by excavation of sand and gravel.

Randy Blackmer Jr. moved and Tyra Penn-Gesek seconded the motion to schedule Application #18-19 for a Public Hearing at the next regular PZC meeting on November 26, 2018. A roll-call vote was taken.

The motion carried unanimously.

- b. **Application #18-22:** Strategic-Commercial Realty, Inc. dba Rawson Materials, Applicant, O&G Industries, Inc. Owner of property at 0 New Road, Map 154, Block 3, Lots 2B, 2C, 2D, 2E, 2F, 2G, 2H, & 2I, Zone RA-80, gravel operation permit renewal, renewal fee is paid; ZEO viewed the property and took pictures; current application expires 11/27/18 and has removed 51,371.08 cu. yds.

Randy Blackmer Jr. moved and Tyra Penn-Gesek seconded the motion to table Application #18-22 to the November 26, 2018 PZC meeting. A roll-call vote was taken. **The motion carried unanimously.**

6. Applications received after agenda posted: None
7. Citizens Comments: None
8. Reports of Officers and Staff:
 - a. Budget Report 07/1/18 – 09/27/18
 - b. Director of Planning and Development Report - None
 - c. ZEO Report and ZEO updated the Commission on the complaint of excessive noise, college students partying, and too many unrelated people living in the home at 10 Denis Dr.; all 4 students have signed a lease; Attorneys advised this falls under Town Zoning Regulations; ZEO viewed the property, took pictures of parking situation - residential road with houses on both sides; police called out twice with no citation issued; suggested home owner ask students to be mindful of the neighbors. A lengthy discussion ensued between Commissioner's on the interpretation of the regulations and it's definition of "family"
9. Correspondence:
 - a. Minutes: Zoning Board of Appeals October 10, 2018
 - b. Received 10/1/18 – Webster Planning Board Public Hearing Notice for
 - c. 10/11/18 re: re-zone 2 parcels on Thompson Rd.
 - d. Received 10/17/18 – Courtesy Notice from NECCOG.
 - e. Received 10/17/18 – Webster Planning Board notice of decision.
 - f. Connecticut Water September 2018 Newsletter.

Chair Joseph Parodi-Brown moved and Randy Blackmer Jr. seconded the motion to amend the agenda by adding 10 a. Application #18-17 and 10 b. Application #18-18. A roll-call vote was taken.

The motion carried unanimously.

10. Signing of Mylars:
 - a. **Application #18-17**
 - b. **Application #18-18**

ZEO stated the required Stormwater Drainage Calculations for these applications was received at 3:30 pm today and have not been reviewed yet.

Alvan Hill moved and Tyra Penn-Gesek seconded the motion to put on the November 26, 2018 meeting agenda – signing Applications #18-17 & #18-18 Mylars after ZEO's recommendation.

Discussion on having Chair sign Mylars after ZEO review but before next month meeting.

A roll-call vote was taken.

The motion carried unanimously.

11. Old Business:
 - a. Inactive Gravel Operation @ 240 Brickyard Rd. - ZEO is trying to meet with Bryan Hryzan to go over new application.

b. Application #2004-08, Meehan Builders, Inc., Map 103, Block 31, Lot 6, 18-Lot subdivision with proposed road, Greg Glaude was present representing Meehan Builders; permit expires 12/20/18; updated Commission on status of project; proactively looking to see if Commission would allow Bonding of the grass, sidewalks and topcoat requirements (which will get destroyed during construction of the 18 homes) that might not be completed by 12/20/18; Discussion and questions ensued between Commission; Wetlands and DPW correspondence were handed out; Mr. Glaude will reach out to Wetlands Agent and DPW Director to clear up issues; come to the next PZC meeting on 11/22/18 with their approvals and bond amounts.

12. New Business:

- a. Review of 2019 meeting dates – discussion on what date to hold Dec. 2019 meeting, 16th or 30th; tabled to 11/22/18 meeting.

13. Commissioners' Comments:

- Asked ZEO to contact John Filchak to find out when he will be ready to meet; will schedule a separate Sub-Committee meeting.
- Welcome and thanks to new Commissioner, Brian Santos.

14. Next Meeting: Monday November 26, 2018 @ 7:00 PM in the Merrill Seney Room, Town Hall.

15. Adjournment:

Randy Blackmer Jr. moved and Tyra Penn-Gesek seconded the motion to adjourn. The motion carried unanimously.

Chair Parodi-Brown adjourned the meeting at 8:18 PM.

Respectfully Submitted,

Diane Minarik

Diane Minarik
Recording Secretary