



# TOWN of THOMPSON

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*Linda Pasadisi*  
TOWN CLERK, Asst

## PLANNING AND ZONING COMMISSION

### Minutes - Regular Meeting

Monday, December 17, 2018 7:00 PM

Merrill Seney Room, Town Hall

Page 1 of 4

#### 1. Call to Order, Roll Call and Seating of Alternates:

**The meeting was called to order by Chair Joseph Parodi-Brown at 7:16 PM**

**Roll Call:** Chair Joseph Parodi-Brown, Vice-Chair Randy Blackmer Jr.

Charlene Langlois

Alvan Hill

Tyra Penn-Gesek

Brian Santos

Bill Cacciapouti

Mike Krogul

**Absent:** J. Rice, M. Desrochers, J.B. Lenky, C. Nelson and R. Werge, Sr.

**Alternates Seated:** A. Hill for J.B. Lenky; T. Penn-Gesek for J. Rice; B. Santos for M. Desrochers

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

#### 2. Public Hearing: continued

- a. **PZC 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 on a 25 acre lot, Rick Rovero of Provost & Rovero, representing applicant, was present to answer any questions; there was no questions or public comments; time frame of project was increased from 1 year to 2-3 years; excavation process does not include processing of material on-site, applicant must get approval from PZC to process material on-site; revised site plans dated 11/13/18 location map scale is 1" = 1,000', requirement is 1" = 2,000'; Inland Wetlands Commission approved application IWA18027 on 11/13/18; Conservation Commission's review and recommendations are in the file.

**Randy Blackmer Jr. moved and Tyra Penn-Gesek 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:

Discussion on bond and waivers.

**Randy Blackmer Jr. moved and Bill Cacciapouti seconded the motion to approve Application #18-21 with a \$3,600.00 Cash Bond and a waiver of Article VII, Section 4, I, H, map scale of 1" = 2,000' to 1" = 1,000'.**

A roll call vote was taken.

**The motion carried unanimously.**

4. Approve minutes:
  - a. November 26, 2018 PZC Regular Meeting:

**Joseph Parodi-Brown moved and Randy Blackmer Jr. seconded the motion to approve the 11/26/18 minutes with these amendments:**

    - 1) Add s to: 7:03 Commissioner Brian Santos entered.....
    - 2) Item 11 a. correct ZEO's statement to: Mr. Hryzan is contacting gravel company's to submit proposals to complete operation.

**The motion carried unanimously.**
5. Applications received:
  - a. **PZC Application #18-23:** (continued) 223 Stawicki Road, Applicant and Owner Connor Land Trust, LLC, Map 97, Block 43, Lot 1, Zone R40, 3-lot subdivision, Daniel Blanchette of J&D Civil Engineers, representing applicant, was present to explain the project and answer questions; property was off a Free Split in 2012; 4 acre property with an existing house & 700' frontage; small area of wetlands on Lot 1b, steep slope (not retaining wall) of boulders from property will be used for the driveway, just meets minimum lot size of 40,000 square feet; Lot 1c driveway on curve, with a little excavation should achieve minimum sight distance; very rocky with mostly sandy loam soil, perc rates of 5 & 6; proposing drive-under garages due to steep lots; 11% driveways which meets ordinance; extra wide <200' driveways w/cross pitch for drainage and recommending they be paved; has NDDH & IWC approvals; submitted but haven't heard from Fire Marshall, DPW and Conservation Commission; requesting waiver on sidewalk regulation (no existing sidewalks) and plan scale; questions on where to put the snow with long driveways, utilities are on same side of road and proposing underground.

**Randy Blackmer Jr moved and Tyra Penn-Gesek seconded the motion to approve Application #18-23 with waivers on sidewalk and scale on detail sheet.**

A roll call vote was taken.

**The motion carried unanimously.**
  - b. **PZC Application #18-24:** Applicant - Town of Thompson Planning and Zoning Commission, Amendment to Thompson Subdivision Regulation. Amend subdivision regulation Article IV – Requirements for the Subdivision of Land, Section 10, Bonding for Public Improvements to include Surety Bonds.

**Charlene Langlois moved and Mike Krogul seconded the motion to accept Application #18-24 and schedule a Public Hearing at the next PZC regular meeting on Monday 1/28/19 at 7:00pm in the Town Hall.**

A roll call vote was taken.

**The motion carried unanimously.**
6. Applications received after agenda posted: None
7. Citizens Comments:
  - a. Linda Jarmolowicz, 7 Denis Dr, read her statement on her ZBA Appeal.
8. Reports of Officers and Staff:
  - a. Budget Report 07/1/18 – 11/30/18
  - b. Director of Planning and Development Report - None
  - c. ZEO Report w/attachments
9. Correspondence:
  - a. Minutes: Zoning Board of Appeals 12/10/18

- b. Received 11/28/18 – 2 Webster Planning Board Public Hearing Notices to amend their Zoning By-laws
  - c. Received 11/28/18 – 2 Douglas Planning Board Public Hearing Notices for 12/11/18
  - d. Received 12/3 & 12/7/18 – 2 Dudley Planning Board Public Hearing Notices for 12/12/18
  - e. Received 12/3/18 – 2 Webster Planning Board notices of decision.
  - f. 2019 Meeting Schedule for Thompson Boards, Commissions and Area Agencies.
  - g. NAR On Common Ground – Winter 2019 Publication
10. Signing of Mylars: None
11. Old Business:
- a. Inactive Gravel Operation @ 240 Brickyard Rd. - Mr. Hryzan is reviewing proposals, undecided if he will continue with gravel operation or close it. – No action taken.
  - b. **Application #2004-08**, Meehan Builders, Inc., Map 103, Block 31, Lot 6, 18-Lot subdivision with proposed road, permit expires 12/20/18, request the commission allow bonding of Erosion Control portion, sidewalks and topcoat requirements, which will be destroyed during construction of the 18 homes. Norm Thibeault, Killingly Engineering, representing Meehan Builders explained further work completed and what was left to do; requesting \$69,112.50 bond for uncompleted portions of Erosion Control, Sidewalks and Topcoat requirements;
  - Received correspondence and attached brief history of the subdivision with respect to wetlands and watercourses, from Wetlands Agent, Ms. Butts, raising concerns with 1) continued inadequate erosion and sediment controls and its effect on wetlands and watercourses, 2) problems and associated costs from unstable soils during spring thaw. Ms. Butts also suggested a restriction be put in place that the drainage system be inspected before a building permit is signed.
  - Rich Benoit, DPW Director's concerns, per phone conversation with ZEO, 1) to date the drainage system is not finished yet, hasn't been inspected by him and a cleaning tool could not go through the last (final) pipe, 2) work on the road is being done quickly which could cause failure due to lack of quality workmanship, 3) Once the road is accepted by the town if the drainage system fails the burden of repairs falls on the town and threatens the safety of the general public.
  - ZEO recommends increasing bond amount by 25% to protect the town in the event of default by Madison Avenue Investments, LLC., and Ms. Butts and Mr. Benoit agree.
  - Mr. Thibeault feels a 10% addition bond amount is sufficient; and asked: 1) if bonded, would final course of pavement be required before receiving a building permit? It could get damaged during construction of homes, he suggested building permits be issued but not CO's until top course is on. 2) Possibly releasing portions of the bond when items are completed, like sidewalks?

Discussion ensued on these suggestions

Requested bond amount	\$69,112.50
plus 25% added by town	<u>\$17,277.50</u>
Total Bond Amount	<b>\$86,390.00</b>

**Brian Santos moved and Mike Krogul seconded the motion** to recommend the acceptance of the road Madison Avenue with the acceptance of a bond for soil and erosion, sidewalks and topcoat in the amount of \$86,390.00.

**Brian Santos amended his motion and Mike Krogul seconded the amendment** to include the drainage system must be inspected by the town before a building permit will be signed.

**Motion to recommend the acceptance of the road Madison Avenue with the acceptance of a bond for soil erosion, sidewalks and pavement topcoat in the amount of \$86,390.00 and the drainage system must be inspected by the town before a building permit will be signed.** A roll call vote was taken.

**The motion carried unanimously.**

- c. FYI: Appeal ZBA Application #18-06, Applicant Linda Jarmolowicz of 9 Denis Drive, disagrees with ZEO interpretation of family. Grievance: Definition says "or" it does not say "and". Outcome of Public Hearing is ZBA agreed with ZEO's interpretation.

12. New Business:

- a. ZEO request amendment of zoning regulation definition of family. ZEO explained because of the confusion of the word or in the definition. A homeowner has a reasonable expectation of using their home as a family and they have a right to allow unrelated persons live with them. Thompson's limitation is probably due to its infrastructure and safety. To avoid any further confusion she is asking the definition be amended from "or" to "and". A discussion ensued. The Commission would like more info at the 1/28/19 meeting. – No action taken.

13. Commissioners' Comments:

- First Selectman is looking for a couple members from this Commission to be on the BAR Grant Committee which will meet on the 2nd Friday of each month at 9:00am.
- Merry Christmas wishes all around.

14. Next Meeting:

- a. **Sub-Committee Meeting** - Monday January 7, 2019 @ 7:00 PM in the Merrill Seney Room, Town Hall.
- b. PZC Regular Meeting - Monday January 28, 2019 @ 7:00 PM in the Merrill Seney Room, Town Hall.

15. Adjournment:

**Bill Cacciapouti moved and Tyra Penn-Gesek seconded the motion to adjourn.**  
**The motion carried unanimously.**

**Chair Parodi-Brown adjourned the meeting at 8:25 PM.**

Respectfully Submitted,

*Diane Minarik*

Diane Minarik  
Recording Secretary