



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

Minutes - Regular Meeting

Monday, January 28, 2019 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 7:02 PM

Roll Call: Chair Joseph Parodi-Brown, John Rice, Charlene Langlois
Alvan Hill, Missy Desrochers, Tyra Penn-Gesek
John Rice, Brian Santos, Mike Krogul, Chris Nelson

Absent: J.B. Lenky, R. Blackmer, Jr. & B. Cacciapouti

Alternates Seated: A. Hill for J.B. Lenky; T. Penn-Gesek for R. Blackmer Jr. &
B. Santos for B. Cacciapouti

Staff Present: C. Dunne, Zoning Enforcement Officer; D. Minarik, Recording Secretary

2. Public Hearing:

- a. **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.

ZEO spoke with town attorney who suggested, but not yet received in writing, to include "bank letters of credit" in the proposed amendment of the Thompson Subdivision Regulation Article IV, Section 10 – 1

Amended - add

c. A surety bond, surety, or bank letter of credit is a promise by a surety or guarantor to pay one party a certain amount if a second party fails to meet some obligation, such as fulfilling the terms of a contract. The surety bond protects the obligee against losses resulting from the principle's failure to meet the obligation.

4. Surety bond The issuing institution ("Surety") shall be license by the State Of Connecticut and maintain permanent offices in the State Of Connecticut.

There were no questions or comments from the public.

John Rice moved and Chris Nelson 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:

A discussion ensued between Commissioners on the proposed amended language and the use of the Town's attorney; they directed the ZEO to use the PZC's Land Use Attorney unless otherwise directed by the Chairman.

Tyra Penn-Gesek moved and Robert Werge, Sr. seconded the motion to accept amendment proposal, as read, contingent upon town attorney's written language.

A roll call vote was taken.

The motion carried unanimously.

4. Approve minutes:
 - a. December 17, 2019 PZC Regular Meeting
Charlene Langlois moved and Alvan Hill seconded the motion to accept the 12/17/18 minutes as written. A roll call vote was taken; C. Nelson, J. Rice, M. Desrochers & R. Werge, Sr. abstained - they were absent from the meeting.
The motion carried.
5. Applications received:
 - a. **PZC Application #19-01:** Applicant and Owner, Michelle Renae for property at 456 West Thompson Road, Map 29, Block 104, Lot 10/A, R-80, requesting a Home Occupation permit for home office to use as business address for yoga and fitness consulting in clients' home, meets all requirements, Michelle Renae was present to answer questions and explained all sections are done outside the home, she only needs an address for her LLC.
John Rice moved and Brian Santos seconded the motion to approve PZC Application #19-01, as read. A roll call vote was taken.
The motion carried unanimously.
 - b. **PZC Application #19-02:** Applicant – Ryan Krohn, property owner, Holger and Debbie Krohn, 41 Hill Road, Map 128, Block 14, Lot 1, R40, requesting a Home Occupation permit to conduct a Tree Cutting Service Business, Krohn Kutz Tree Service, received letter from home owner giving approval for Home Occupation, ZEO explained photos, third vehicle for snow plowing only is rarely used and is parked far off the road, Ryan Krohn was present to answer questions, no work is done on premises only parking vehicles; business sign size meets town regulations.
Chris Nelson moved and Mike Krogul seconded the motion to approve PZC Application #19-02, as read. A roll call vote was taken.
The motion carried unanimously.
6. Applications received after agenda posted:
 - a. **PZC Application #19-03:** 270 County Home Rd, previous Home Occupation approval for yoga classes, now asking to turn home into a Country Inn; lengthy discussion on Zoning Regulation for Country Inn. – no action taken.
7. Citizens Comments: None
8. Reports of Officers and Staff:
 - a. Budget Report: 7/1/18 – 12/27/18 – have spent 38% of budget
 - b. Director of Planning and Development Report – none
 - c. ZEO Report
9. Correspondence:
 - a. Minutes: Zoning Board of Appeals January 14, 2019
 - b. Received 3 Webster Planning Board Notices
 - c. Received 1 Douglas Planning Board Public Hearing Notice
 - d. Received 2 Dudley Planning Board Decisions
 - e. CFPZA Winter 2019 Newsletter
 - f. 2019 Thompson Boards, Commissions & Area Agencies Meeting Schedule
10. Signing of Mylar:
PZC Application #18-23: 223 Stawicki Road, Applicant & Owner Connor Land Trust.
John Rice moved and Charlene Langlois seconded the motion to approve the Chairman to sign the Mylar. A roll call vote was taken
The motion carried unanimously.

11. Old Business:

- a. Inactive Gravel Operation @ 240 Brickyard Rd. – no action taken
- b. Reminder of Planning and Zoning Commission Zoning Review meeting on Monday, February 4, 2019. Sections of Regulations to be discussed are: Article 1 Purpose and Authority, Article 2 General Provisions, and Article 4 Application Process.
- c. ZEO request amendment of zoning regulation definition of family. – this will be addressed during Sub-committee Zoning Regulation rewrite meetings.

12. New Business:

- a. Election of Officers:

Robert Werge, Sr. moved and Chris Nelson seconded the motion to nominate the current slate of Officers: Chairman - Joe Parodi-Brown; Vice-Chair - Randy Blackmer Jr.; Secretary - John Rice. A roll call vote was taken.
The motion carried unanimously.

- b. Proposed FY2020 Budget meeting w/Selectmen on 2/4/19 10:30am
Chair Parodi-Brown moved and Tyra Penn-Gesek seconded the motion to authorize J. Rice and C. Langlois to represent this Commission in the FY2020 budget workshop. A roll call vote was taken
The motion carried unanimously.
- c. Connecticut Bar Assoc. Seminar 3/23/19 – several Commissioners will attend.
- d. Economic Development Commission - request for PZC members to attend the Branding Plan meeting on Wednesday, February 6, 2019 at 6:30 pm at Our Father's Table - several Commissioners will attend.
- e. Discussion of Web Page – a lengthy discussion ensued regarding the Town's new website and important information found/ not found on the Planning and Development page; ZEO to simplify forms and meet w/Chairman.

13. Commissioners' Comments: B. Santos can help with PDF's.

Chair Parodi-Brown thanked everyone for the continued support.

14. Next Meetings:

- a. **Sub-Committee Meeting** - Monday February 4, 2019 @ 7:00 PM in the Merrill Seney Room, Town Hall.
- b. PZC Regular Meeting - Monday February 25, 2019 @ 7:00 PM in the Merrill Seney Room, Town Hall.

15. Adjournment:

Chris Nelson moved and Missy Desrochers seconded the motion to adjourn.
W/O objection the motion carried unanimously.

Chair Parodi-Brown adjourned the meeting at 8:24 PM.

Respectfully Submitted,

Diane Minarik

Diane Minarik
Recording Secretary