



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

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Linda Paradise
TOWN CLERK, ASST

Minutes - Regular Meeting

Monday, February 25, 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, Vice-chair Randy Blackmer, Jr.
John Rice Charlene Langlois Missy Desrochers
John B. Lenky Mike Krogul Robert Werge, Sr.
Bill Cacciapouti Chris Nelson Alvan Hill
Tyra Penn-Gesek Brian Santos

Absent: None

Alternates Seated: None

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

2. Public Hearing: None

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

4. Approve minutes:

a. January 28, 2019 PZC Regular Meeting

John Rice moved and Mike Krogul seconded the motion to accept the 1/28/18 minutes as mailed out. A roll call vote was taken;

J.B. Lenky, R. Blackmer, Jr. & B. Cacciapouti abstained - they were absent from the meeting.

The motion carried.

5. Applications received:

a. **PZC Application #19-03:** Applicant and homeowner: Tom and Ruth Huizeng, for property at 270 County Home Road, Map 109, Block 35, Lot 11A, Zone R40, requesting a Zoning permit to operate a 16 guest Country Inn business at location. All zoning regulations have been met; Fire Marshall's report was handed out at the meeting which included several concerns; Building Inspector will review when a diagram is received; Tom and Ruth Huizeng were present to answer questions; 3 letters received from neighbors in favor of Country Inn; barn events or rentals are not included in this application.

Randy Blackmer, Jr. moved and John Rice seconded the motion to forgo a public hearing on Application #19-03. A roll call vote was taken.

The motion carried unanimously.

No public hearing will be held.

Robert Werge Sr. moved to accept application #19-03 pending approval of Fire Marshall. There was no second on the motion.

A discussion ensued on conditions set by Fire Marshall, Building Inspector and NDDH

John B. Lenky moved and Mike Krogul seconded the motion to approve Application #19-03 pending approval from the Fire Marshall and Building Inspector.

Short discussion ensued regarding needed approvals

John B. Lenky amended his motion to include NDDH approval and Mike Krogul seconded his amendment.

Motion: **Approve Application #19-03 pending Building Inspector, Fire Marshall & NDDH approvals.** A roll call vote was taken.

The motion carried unanimously.

- b. **PZC Application #19-04:** Applicant and homeowner: Donald & Cheryl Blain, for property at 122 Reardon Road, Map 63, Block 98, Lot 1, Zone R40, requesting a Home Occupation permit for a home office to conduct business as Remote Counseling Service; meets all specifications of home occupation permit; no deliveries or customers at home, all work done through computer.

Randy Blackmer moved and Robert Werge, Sr. seconded the motion to approve Application #19-04, as read, for a home occupation. A roll call vote was taken.

Chris Nelson abstained – conflict of his business.

The motion carried.

6. Applications received after agenda posted: None
7. Citizens Comments: None
8. Reports of Officers and Staff:
 - a. Budget Report: 7/1/18 – 1/31/18 – have expended 48.7% of budget
 - b. Director of Planning and Development Report – none
 - c. ZEO Report
9. Correspondence:
 - a. Minutes: Zoning Board of Appeals – no meeting in February
 - b. CFPZA invitation for Annual Conference on Thur. March 28, 2019 – 3 Commissioners will be attending
 - c. Letter from homeowners of 10 Denis Drive re: complaints of their tenants – Chair Parodi-Brown read the letter from homeowners Mr. & Mrs. Benoit siting their unawareness of the ongoing disturbance complaints at BOS, ZBA & PZC meetings regarding their property and because the "disturbances" have not been "ongoing" they requested correction of Ms. Jarmolowicz's misconceptions of the number of nuisance situations; discussion ensued regarding the commission's role.
10. Signing of Mylar:
 - a. **PZC Application #18-21:** Strategic-Commercial Realty, Inc. dba Rawson Materials, 33 Randall Rd, construct 6.1+/- acre pond by excavation of sand and gravel.
John Rice moved and John B. Lenky seconded the motion to authorize Chairman Parodi-Brown to sign application #18-21 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. Update on **PZC Application #18-24** Thompson Planning and Zoning Commission amendment to Subdivision Regulation Article IV. – ZEO received legal language from Town Attorney;
Randy Blackmer moved and Charlene Langlois seconded the motion to approve the amended subdivision regulation Article IV Section 10 amendment as presented. A roll call vote was taken.
The motion carried unanimously.
 - c. Update on EDC Branding Plan 2/6/19 meeting was given
 - d. Review of information for PZC Website – ZEO explained changes she would like to make to the PZC webpage and Commission approved her to make changes.
12. New Business:
 - a. Notification of Application to Connecticut Siting Council for 720 Thompson Road, owner - Crown Castle. A short discussion ensued – no action taken.
13. Commissioners' Comments:

Chair Parodi-Brown mentioned the 1st Selectmen asked PZC to start using the new town attorneys Halloran & Sage for legal advice/questions since they have a robust land use division. A short discussion ensued and the Commission would like to know the difference in cost and response time.
14. Next Meetings:
 - a. **PZC Sub-Committee Zoning Review Meetings –**
 - Monday, March 4, 2019, start Article 5 - Districts
 - Monday March 18, 2019, continue Article 5 – Districts @ 7:00 PM in the Merrill Seney Room, Town Hall.
 - b. PZC Regular Meeting - Monday March 25, 2019 @ 7:00 PM in the Merrill Seney Room, Town Hall.
15. Adjournment:

Randy Blackmer, Jr. moved and Charlene Langlois seconded the motion to adjourn. W/O objection the motion carried unanimously.

Chair Parodi-Brown adjourned the meeting at 8:04 PM.

Respectfully Submitted,

Diane Minarik

Diane Minarik
Recording Secretary