



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

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TOWN OF THOMPSON, CT.

2019 JUN -4 P 3: 54
Linda Paradise
Asst TOWN CLERK

Minutes - Regular Meeting
Monday, May 28, 2019 7:00 PM
Merrill Seney Room, Town Hall

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1. Call to Order, Roll Call, Seating of Alternates

The meeting was called to order by Chair Joseph Parodi-Brown at 7:04 PM

Roll Call: Chair Joseph Parodi-Brown, Vice-Chair Randy Blackmer
John Rice Brian Santos Alvan Hill Missy Desrochers
Mike Krogul John B. Lenky David Poplawski

Absent: C. Nelson, B. Cacciapouti, R. Werge, Sr. & C. Langlois

Alternates Seated: A. Hill for R. Werge, Sr.; B. Santos for C. Nelson; D. Poplawski for C. Langlois

Staff Present: C. Dunne, Zoning Enforcement Officer; T. Penn-Gesek, Town Planner; D. Minarik, Recording Secretary

Chair Parodi-Brown welcomed David Poplawski to the Commission as an Alternate and gave an explanation of the procedures set for the Public Hearing continuation of PZC Application #19-07.

2. Approve minutes:

April 22, 2019 PZC Regular Meeting: ZEO submitted a few corrections/typo errors.

John Rice moved and Alvan Hill seconded the motion to accept the 4/22/19 minutes with corrections. A roll call vote was taken.

The motion carried unanimously.

3. Applications received:

a. **PZC Application #19-14:** Applicant and Owner: Amanda Stone for property at 11 Hagstrom Rd, Map 21, Block 105, Lot 7, Zone RA-80, requesting Home Occupation for a paint ball field for recreational play. Business name: **Thompson Paintball**; Amanda Stone was present, played 3 video's to show the volume of noise from the air compressors and paintball guns from 3 locations on her property; there is 12' high safety netting on 3 sides of the field and 22' high on Hagstrom Rd side; the field is currently for her team's use only, she has had several people ask to rent the field; discussion on the regulations for home occupation.

Randy Blackmer moved and John B. Lenky seconded the motion to deny PZC Application #19-14 as read, because it is not conforming to PZC Regulations of a Home Occupation. A roll call vote was taken.

The motion carried unanimously.

b. **PZC Application #19-15:** Applicant: David Barrows, Owner: Chansamone Phongsas, for property at 887B Riverside Dr., Map 61, Block 58, Lot 42, Zone R20, requesting Home Occupation for office space to conduct a mobile auto detailing business. Business name: **Auto Sytylz Detailing**; David Barrows was present to answer any questions; all detailing work is done off-site, not at his home, he takes his van to his client's location; received approval letter from home owner.

John Rice moved and John B. Lenky seconded the motion to approve PZC Application #19-15, as read. A roll call vote was taken.

The motion carried unanimously.

- c. **PZC Application #19-16:** Applicant and Owner: David Coman for property at 0 Hagstrom Rd, Map 19, Block 85, Lot 6A, Zone R-80, requesting Gravel Permit Operation Renewal. Mr. Coman was not present; he requested the renewal fee be waived since no gravel was removed in the past year as stated in ZEO report with pictures; RAMPCO Bond is still in place until current condition is reclaimed;

Mike Krogul moved and Brian Santos seconded the motion to continue PZC Application #19-16 until next meeting. A roll call vote was taken.

The motion carried unanimously.

- d. **PZC Application #19-17:** Applicant Theresa & Kenneth Buckland; Owner: Paul Archambault, for property at 185 Old Turnpike Rd, Map 3, Block 72, Lot 22, Zone R-40, requesting Home Occupation Permit to conduct a Pet Grooming Business; Mr. & Mrs. Buckland were present, they are retiring and moving back to town, are in process of purchasing home; Mrs. Buckland is currently a dog groomer and would like to continue part time; 4 days a week, 2-3 pets a day, staying 30 min – 3hrs depending on service; no boarding; septic system installed in March 2019 sized for 4 bedroom;

John Rice moved and Alvan Hill seconded the motion to approve PZC Application #19-17, as read, contingent upon proof of ownership and no boarding of pets allowed.

Discussion on parking situation; ZEO explained photos taken today including available parking area; Chair Parodi-Brown suggested to table application until first meeting after their closing. A roll call vote was taken,

Joseph Parodi-Brown – **No**

Randy Blackmer – Yes

John Rice - Yes

Brian Santos - Yes

Alvan Hill – Yes

Missy Desrochers – Yes

Mike Krogul - **Abstain**

John B. Lenky - Yes

David Poplawski – Yes

The motion carried 7-1 with 1 abstention.

4. Applications received after agenda posted: None
5. Citizens Comments:
 - Robert Mann, Meadow Dr, thanked the Commission for doing their job and commented on a few actions taken that night.
 - Kathleen Godzik, 157 Spicer Rd, requested the PZC 4/22/19 meeting recording be transcribed and added to the minutes.
6. Reports of Officers and Staff:
 - a. Budget Report: 7/1/18 – 4/26/19; they have spent 70% of their budget so far.
 - b. Director of Planning and Development (Report) Comments w/attachment.
 - c. ZEO Report w/addendum
7. Correspondence:
 - a. CFPZA – Spring 2019 Newsletter
 - b. CT Sitting Council Letter re: EM-T-Mobile-141-190429, 720 Thompson Rd
 - c. Town of Dudley P.H. on 2 amendments to Zoning Bylaws
 - d. Town of Webster P.H. on 5/2/19 re: Special Permit
8. Signing of Mylar: None
9. Old Business:
 - a. Inactive Gravel Operation @ 240 Brickyard Rd. – no action taken
 - b. Reminder - EDC Branding Committee Event – Wednesday 6/5/19 @ 6pm, Thompson Public Library, RSVP to Town Planner
10. New Business: None

MUNICIPAL BUILDING

815 RIVERSIDE DRIVE · NO. GROSVENORDALE, CONNECTICUT 06255

TELEPHONE (860) 923-9475 · FAX (860) 923-9897

11. Commissioners' Comments: Welcome again to new member David Poplawski
12. Next Meetings:
 - a. PZC Sub-Committee Meeting – Monday 6/3/19 @ 7:00pm, Merrill Seney Room, Town Hall.
 - b. PZC Regular Meeting – Monday 6/24/19 @ 7:00 pm, Merrill Seney Room, Town Hall.
13. Public Hearing: Continued – Chair Parodi-Brown reiterated procedures set earlier.
 - a. **PZC Application #19-07:** Applicant: Strategic Commercial Realty, Inc. d/b/a Rawson Materials, Owner: River Junction Estates, LLC, for property at 363 Quaddick Town Farm Rd, Map 156, Block 8, Lot 7, Zone RA80, gravel mining operation, to excavate sand and gravel. David Held of Provost & Rovero was present representing the applicant; they have nothing new to add; he handed out, and read, a summary of the approval criteria outlined in the Thompson Zoning Regulations and additional information explaining how this application complies with those requirements. ZEO handed out 6 signed statements against application, received on 5/23/19.
 - Margie Sali, 514 QTFR, 10-12 years ago a Rawson truck knocked over electrical pole and tree; her neighbors expressed the trucks go too fast down QTFR especially on straight away's.
 - Gail Arsenault, 157 Spicer Rd, asked where it is written they can only speak 3 minutes. – *Chair Parodi-Brown stated it is at the discretion of the Chairman.* They have a presentation with all new information not presented last month, put together by people on their team and in the area, they can get through it in 20 min;
 - Jim Sauro, 150 Spicer Rd, stated a lot of them will surrender their 3 minutes for this presentation.
 - Kathleen Godzik narrated the presentation containing the Commissions obligations; history of the property and letters from family members; suggestion of misalignment with 2010-2020 Conservation & Development Plan; request traffic study; questions on Zoning Regulations, modifications and violations as the pertain to this application; disagreement with IWC's approved application & site walk;
 - Applicant was asked and they said they will not be disturbing the pond or the area around the pond on this site.
 - Rob Mann, asked all Commissioners to read all documentation received tonight.

R. Blackmer - The citizens are saying we need engineers. We have Mr. Held who is an engineer and Marla Butts, the citizens need people with qualifications and expertise to back up their research. Applicant will not be touching the pond or the wetland around it so there won't be any pollutants from this work. Wetlands are a filter, what happened to all the rain from today?

J. Rice – Aquifer, Town wells are not even close, they are on Rachel Dr. - A lot of the citizens presentation was regarding Marla Butts and the wetlands, that has nothing to do with this application, this project was approved by the Inland Wetlands Commission.

- Rob Mann asked if the Town hires an engineer to look over all applications.

J.B. Lenky confirmed depth of excavation with Mr. Held. – Ask Thompson's DPW Director to check the condition of the culvert under QTFR. – A detention/sediment pond can be put on job sites to catch all the material Ms. Godzik was concerned could run off site.

- All info Ms. Godzik discussed is in the presentation packet that all Commissioners have and will read. They have some modifications they want put into this project and they want the Town to hire an engineer.

Brian Santos – has been to the site, there is a lot going on in the vicinity, there has been a lot of data provided and he would like some time to go over it.

- 150 Spicer Rd, a lot of traffic already with the speedway and RI, bad accident the other day, don't need more traffic.

Mr. Held answered some questions and concerns of the citizens.

- John Dalton, 352 E. Thompson Rd, there was a bad accident on the "s" curve, the road is only 20' wide, it is impossible for a truck and any other vehicle to pass on the "s" curve. He is encouraging all citizens to video record traffic. If application is approved they will challenge due to unsafe roadways. Need to be prepared for fuel/oil spill if vehicle should crash or roll over.
- DPW Director stated QTRF is better shape than most; looked at culvert, no water flowing out of pond

14. Discuss Public Hearing and Possible Action:

Randy Blackmer, Jr. moved John B. Lenky seconded the motion to continue this Public Hearing at the next meeting on July 22, 2019.

Applicant handed ZEO approval to extend in writing.

A roll call vote was taken.

The motion carried unanimously.

15. Adjournment:

John Rice moved and Brian Santos seconded the motion to adjourn.

W/O objection the motion carried unanimously.

Chair Parodi-Brown adjourned the meeting at 9:24pm.

Respectfully Submitted,

Diane Minarik

Diane Minarik

Recording Secretary