



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

Minutes - Regular Meeting

Monday, June 24, 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 7:00 PM

Roll Call: Chair Joseph Parodi-Brown, Vice-Chair Randy Blackmer
John Rice Brian Santos Alvan Hill Bill Cacciapouti
Mike Krogul David Poplawski Charlene Langlois

Absent: M. Desrochers, R. Werge, Sr. & J.B. Lenky

Alternates Seated: A. Hill for J.B. Lenky; B. Santos for M. Desrochers and D. Poplawski for R. Werge, Sr.

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

Randy Blackmer moved and Bill Cacciapouti seconded the motion to amend the agenda to read MONDAY not Tuesday June 24, 2019. A roll call vote was taken.

The motion carried unanimously.

2. Approve minutes of the May 28, 2019 PZC Regular Meeting:

Randy Blackmer moved and John Rice seconded the motion to approve the 5/28/19 minutes as written. Discussion – Item 14, date of public hearing continuance is 6/24/19 not 7/22/19. Notice to correct date was posted on the website.

Randy Blackmer amended and John Rice seconded the amendment to approve with correction to item 14 as stated above. A roll call vote was taken.

The motion carried unanimously.

3. Applications received:

a. **PZC Application #19-16: Continued** - 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. Chair Parodi-Brown read a letter from Amy Coman, representing David Coman; they are talking with a contractor; requesting a 30-day extension and to be on the 7/22/19 agenda.

John Rice moved and Randy Blackmer seconded the motion to continue PZC Application #19-16 to next month's meeting on 7/22/19. A roll call vote was taken.

The motion carried unanimously.

b. **PZC Application #19-18:** Applicant: Ron Davis; Owner: Urban Ventures, LLC, John Osano for property at 16B Buckley Hill Rd, Map 167, Block 61, Lot 66, Zone R40, requesting Home Occupation for office to conduct offsite residential painting. Business name: **Ron Davis Painting**. All regulations have been met, received approval letter from owner, only desk space in house, all work done off property.

John Rice moved and Charlene Langlois seconded the motion to approve PZC Application #19-18, as read. A roll call vote was taken.

The motion carried unanimously.

4. Applications received after agenda posted: None
5. Citizens Comments:
 - Kathleen Godzik, 157 Spicer Rd, mentioned contacts with the town without response; transcribed minutes; discussed her technical abilities; discussed a complaint to Inland/Wetlands Commission.
6. Reports of Officers and Staff:
 - a. Budget Report: 7/1/18 – 5/30/19
 - b. Director of Planning and Development Memo – saved for next meeting.
 - c. ZEO Report
7. Correspondence:
 - a. Letter from Maurice William Healy III re: Thompson Wine & Spirits @ 759 Quinebaug Rd.
 - b. Town of Douglas – 5 notices of Public Hearings
 - c. Town of Webster P.H. notice & P.H. decision
 - d. CT Sitting Council Letters(2) re: EM-T-Mobile-141-190429, 720 Thompson Rd
 - e. Letter from NECCOG re: Woodstock PZC Proposed Amendments to Zoning Regulations
 - f. Thompson Community Day 10-5-19
8. Signing of Mylar: None
9. Old Business:
 - a. Inactive Gravel Operation @ 240 Brickyard Rd. – ZEO spoke with him today, they will sit down and work out a plan - no action taken
 - b. PZC Sub-Committee Zoning Rewrite Meetings – ZEO sent email asking for dates he's available, still waiting to hear back
 - c. Summary of EDC Branding Committee Event on 6/5/19. Detailed review will be submitted at the 7/22/19 PZC Meeting.
10. New Business:
 - a. Purchase of Town of Thompson Property at 0 Center Street, Map 116, Block 7, Lot 17, Zone R40, 0.07 acres; 2 parties have shown interest in it; small parcel not used by town.
John Rice moved and Alvan Hill seconded the motion to authorize the BOS to put this parcel, as read, up for auction. Discussion: this parcel was acquired by the town due to non-paid taxes. A roll call vote was taken.
The motion carried unanimously.
 - b. Discussion of drainage problems from 440 Riverside Dr. onto Mr. And Mrs. Devivo property at 442 Riverside Dr. on-going issue, ZEO gave review; is working with DEEP and will continue to research issue.
 - c. Town of Thompson Planning and Zoning Annual Report FY2018-2019
11. Commissioners' Comments: None
12. Next Meetings:
 - a. PZC Regular Meeting – Monday 7/22/19 @ 7:00 pm, Merrill Seney Room, Town Hall.
13. Public Hearing: Continued – Chair Parodi-Brown explained the protocol for tonight: first the applicant will have 15 minutes to speak, then 15 minutes for public comment, then the Commission will have time for questions or comments, then offer public comment on **anything new** pertaining to PZC Appl. 19-07, then the applicant will have time to respond.

- 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; reviewed slideshow; submitted revised plans, in response of comment from the last hearing, installed 5 monitoring wells; with results from 24 hours later they changed some grading on site; will keep more top soil on site; 10' high berms will help with visual barriers; will keep 8' above groundwater; will monitor these wells quarterly in dry season and monthly during wet season and will provide ZEO with results; will remove 110,000 yards from site and 25,000 yards of processed material/silt from site will be returned for reclaiming.
- Chair Parodi-Brown read into record a letter from Carolyn Werge, Lowell Davis Rd, correcting some incorrect information circulating and explained relevant information otherwise ignored by citizens against this application.
 - Mr. Held gave Chair Parodi-Brown a letter addressed to him from the Town of Canterbury's Attorney regarding their work and standing with the town.

Comments forth coming

7:45 – Thompson Fire Marshall interrupted the hearing due to numerous calls to 911 regarding the number of people in the room exceeding the limit. Chairs were set up in entry way to side door, so people could still see and hear the meeting, and to lower the count. The citizens were asked to move so the hearing could continue but they stayed put and started shouting to continue the hearing. Staff, applicant and their team moved.

Mike Krogul moved to adjourn the meeting. There was no second – **Motion died.**

7:55 – Finally enough people had moved the Fire Marshall allowed the hearing to continue.

Comments forth coming

Brian Santos moved to close public hearing – then withdrew motion.

- *Alan Rawson explained Windham County Soils – forth coming*

Brian Santos moved and Bill Cacciapouti seconded the motion to close the Public Hearing. A roll call vote was taken.

The motion carried unanimously.

14. Discuss Public Hearing and Possible Action:

Brian Santos moved and Mike Krogul seconded the motion to discuss this Public Hearing at the next meeting on July 22, 2019. A roll call vote was taken.

The motion carried unanimously.

15. Adjournment:

John Rice moved and David Poplawski seconded the motion to adjourn.

W/O objection the motion carried unanimously.

Chair Parodi-Brown adjourned the meeting at 10:09 pm.

Respectfully Submitted,

Diane Minarik

Diane Minarik
Recording Secretary