



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

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Linda Paradise
TOWN CLERK, ASST

Minutes - Regular Meeting

Monday, October 28, 2019 7:00 PM

Merrill Seney Room, Town Hall

Page 1 of 5

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

The meeting was called to order by Chair Joseph Parodi-Brown at 7:09 PM

Roll Call: Chairman Joseph Parodi-Brown

Charlene Langlois

Alvan Hill

John Rice

Bill Cacciapouti

Robert Werge, Sr.

Brian Santos

John B. Lenky

David Poplawski

Absent: Randy Blackmer, Jr., Mike Krogul, Missy Desrochers & Chris Nelson

Alternates Seated: A. Hill for R. Blackmer, Jr.; B. Santos for M. Desrochers; D. Poplawski for M. Krogul

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

2. Public Hearing:

- a. **PZC Application #19-23:** Applicant: Rolland Zeleny; Owner of Record: Saywatt Hydroelectric, LLC., for property at Old Route 12, Map 67, Block 102, Lot 26, Zone IND; for construction of 220 kW(AC) PV Solar Array. David Held of Provost and Rovero and applicant Rolland Zeleny was present, built existing solar array in 2017, this project is about same size; same property has hydroelectric plant that has been running off and on for 90 years; site is at end of French River where meets Quinebaug River downstream of West Thompson Dam; no road frontage but has access through right-of-way off Rt. 12; most of this array will be anchored into the old mill slab and old loading dock pavement, 3 racks will be anchored into the ground but not increasing impervious coverage per state because of spacing width, no excavation needed on this project; storm-water wise sheet flow directly into Mechanicsville Pond with no impact; not really visible from road; no contamination associated with mill site from previous project research; property to west is owned by Putnam Finishing Co., town and Mr. Zeleny both always under impression Mr. Zeleny owns that property and is in the process of clearing up title defects to show property ownership; was approved by Wetlands Agent; not in elevated flood plain, Roland Zeleny stated since the 1955 flood there are now 5 dams upstream; most panels will be about 8 feet high with fixed tilt at 25 degree angle; overhead electrical service, existing line is adequate & will only need additional transformer, this array is 220kw.

John Rice moved and Charlene Langlois seconded the motion to close the public hearing. No discussion – A roll call vote was taken.

The motion carried unanimously.

3. Discuss Public Hearing and Possible Action:

Discussion on confirmation of Wetlands Agent Approval since letter was not found and Wetlands Agent is out with injury.

Alvan Hill moved and John Rice seconded the motion to approve PZC Application #19-23 as read. No discussion – A roll call vote was taken.

The motion carried unanimously.

Joseph Parodi-Brown moved and John B. Lenky seconded the motion to amend the agenda to include: 4. b. approve Minutes of the September 16, 2019 PZC Special Meeting.

A roll call vote was taken.

The motion carried unanimously.

4. Approve Minutes:

a. September 23, 2019 PZC Regular Meeting

John B. Lenky moved and Alvan Hill seconded the motion to approve the 9/23/19 Regular Meeting Minutes as submitted. No discussion – A roll call vote was taken.

John Rice abstained

The motion carried.

b. September 16, 2019 PZC Special Meeting

John B. Lenky moved and Charlene Langlois seconded the motion to approve the 9/16/19 Special Meeting Minutes as submitted. No discussion –

A roll call vote was taken. David Poplawski & Bill Cacciapouti – abstained

The motion carried.

5. Applications received:

- a. **PZC Application #19-26:** Applicant: Joel Rines, Owner: 915 Riverside Dr. LLC., of 915 Riverside Drive, Map 167, Block 60A, Lot 1, Zone IND, Special Permit for light manufacturing of CBD products for wholesale. This is a special permit requirement of Thompson Zoning Regulations, Article VIII, Uses Permitted in Districts, Section 5, Industrial District. The applicant is requesting to conduct the manufacturing business in an established structure. The ZEO would like to use some discretion in waiving some requirements under Article VII, Special Permit Procedures, such as site plans and maps. The review will be looking at parking, loading process, entering and exiting location, floor plan and written business description. CBD can be produced under the State 2018 Farm Bill.

John Rice moved and Robert Werge, Sr. seconded the motion to accept PZC Application #19-26 for a Public Hearing on Monday 11/25/19 at their next regular meeting. No discussion – A roll call vote was taken.

The motion carried unanimously.

- b. **PZC Application #19- 27:** Applicant and Owner: Joseph & Wanda Kelley, of 0 Lowell Davis Rd, Map 101, Block 412, Lot 9/A, Zone IND and 87 Lowell Davis Rd, Map 120, Block 30, Lot 3/A, Zone IND, requesting a Zone Change from IND to R80 to build a house on 0 Lowell Davis Rd; lot 9/A is 2.41 acres & lot 3/A is 3.09 acres, lots are across the street from each other.

John Rice moved and John B. Lenky seconded the motion to accept PZC Application #19-27 for a Public Hearing on Monday 11/25/19 at their next regular meeting.

No discussion – A roll call vote was taken.

The motion carried unanimously.

- c. **PZC Application #19-28:** Applicant and Owner: Jeffery and Joslyn French, of 369 Ravenelle Rd, Map 46, Block 100, Lot 17A, Zone RA80, requesting home occupation permit for home office for offsite counseling business, Grief Recovery Education, Joselyn French, Certified Grief Recovery Specialist and offsite real estate investments, RME Properties, LLC; both applicants have their own business and will share the same office space with 2 desks; all requirements have been met.

Robert Werge, Sr. moved and John Rice seconded the motion to approve PZC Application #19-28 as requested. No discussion – A roll call vote was taken.

The motion carried unanimously.

MUNICIPAL BUILDING

**815 RIVERSIDE DRIVE · NO. GROSVENORDALE, CONNECTICUT 06255
TELEPHONE (860) 923-9475 · FAX (860) 923-9897**

- d. **PZC Application #19-29:** Applicant and Owner: Heidi Johnson, of 1210 Riverside Drive, Map 57, Block 66, Lot 11, Zone R40, requesting a home occupation for office for repairs of commercial appliances, computers, and phones. J&J Commercial Services, Inc.

Robert Werge, Sr. moved and John B. Lenky seconded the motion to approve PZC Application #19-29 as requested.

Discussion: ZEO explained why the Commission is seeing more Home Occupation Applications now – in order to open a bank acct. in business name the banks want a DBA Trade Certificate which the Town Clerk won't give without a Home Occupation Permit.

What is "commercial appliances" and what is done with the ones they can't fix, just tossed outside? Some commissioners don't like "commercial appliances" as a description for computers and phones, need to change it.

Robert Werge, Sr. amended his motion and seconded the amendment to approve PZC Application #19-29 as requested after the removal of "commercial appliances" from the application. No further discussion – A roll call vote was taken.

The motion carried unanimously.

- e. **PZC Application #19-30:** Applicant and Owner: John Burton, of 6 Wrightston Dr., Map 143, Block 17, Lot 32, Zone R40, requesting a home occupation permit for office space for Burton Electric; meets all requirements, has 1 business truck which contains all equipment, uses kitchen table for desk, received approval letter from mother.

Robert Werge, Sr. moved and Alvan Hill seconded the motion to approve PZC Application #19-30 as requested. No discussion – A roll call vote was taken.

The motion carried unanimously.

- f. **PZC Application #19-31:** Applicant: David Santerre, Owner: Lynne D. O'Brien, of 0 Thompson Rd, Map 87, Block 37, Lot 2, One-lot subdivision. Free split already done; Greg Glaude of Killingly Engineering Assoc. and applicant Mr. Santerre were present, last year land was divided as an agricultural split, Mr. Santerre is looking to purchase parcel B; 4.882 acres, soil testing w/NDDH, received letter dated 10/15/19 approving conceptual lot as a subdivision lot, will require an engineered septic system; received approval from IWC based on letter received from soil scientist stating no wetlands or watercourses were found on parcel B, some soils were documented on adjacent lot more than 100 feet from proposed work; plan shows primary and reserve well area; 10% driveway off Robbins Rd, cross-pitched into swell on south side with a 40 linear-foot level spreader which can exceed a 25-year storm so no water going into road, was determined from the submitted Drainage Study dated 10/20/19 signed and sealed by Norman Thibeault; no plans to build now but before purchasing he wants to make sure this lot is a building lot of record not agricultural. Owner is aware of process of changing lot type.

John Rice moved and Robert Werge, Sr. seconded the motion to approve PZC Application #19-31 as requested. No discussion – A roll call vote was taken.

The motion carried unanimously

- g. **PZC Application #19-32:** Applicant: Adam Al-Meshrefawt, Owner: Eva Kokosinska, of 401 Pompeo Rd, Map 77, Block 47, Lot 16B, requesting a home occupation permit for office space to conduct an off-site ATM Service Business.

John Rice moved and Robert Werge, Sr. seconded the motion to move PZC Application #19-32 to the next meeting on Nov. 25, 2019. No discussion – A roll call vote was taken.

The motion carried unanimously.

- h. **PZC Application #19-33:** Applicant and Owner: Phil Cannistraci, of 19 Gaumond Rd, Map 63, Block 97, Lot 1B, requesting a home occupation permit for office and storage space for an offsite audio video installation service, "Sights & Sound Teck Solutions".

Robert Werge, Sr. moved and John B. Lenky seconded the motion to accept PZC Application #19-33 as requested. No discussion – A roll call vote was taken.

The motion carried unanimously

6. Applications received after agenda posted: None

7. Citizens Comments: None

Joseph Parodi-Brown moved and John Rice seconded the motion to amend the agenda to include 12.b. Madison Ave Project. No discussion – A roll call vote was taken.

The motion carried unanimously

8. Reports of Officers and Staff:

a. Budget Report: 7/1/19 – 9/26/19

b. Director of Planning and Development Report – None

c. ZEO Report – Update PZC Application 19-07, Quaddick Town Farm Road – ZEO explained the packet and David Held's 10/28/19 email she handed out re: 363 QTFR gravel mining operation, which contained inquiries received from citizens, her responses and 10 photos she took on 10/28/19. ZEO is satisfied with operation, will use washer on end of string to measure distance between water table and excavation elevation, continue to respond to inquiries and bring her concerns to the Commission.

9. Correspondence: (handed out at meeting)

a. Douglas Planning Board Public Hearing notice

b. Webster Planning Board 5 Public Hearing Notices & 2 Decisions

c. Public Presentation – River Mill Redevelopment, 11/20/19 @ Library

d. Letter from Town Clerk re: 2020 Meeting dates

John Rice moved and John B. Lenky seconded the motion to approve these 2020 Regular Meeting Dates: 1/27, 2/24, 3/23, 4/27, 5/26, 6/22, 7/27, 8/24, 9/28, 10/26, 11/23, 12/28/20 & 1/25/21, and authorize the secretary file a copy with the Town Clerk.

No discussion – A roll call vote was taken.

The motion carried unanimously

10. Signing of Mylar: None

11. Old Business:

a. PZC Sub-Committee Zoning Rewrite Meetings scheduled for Monday 11/4/19 & 11/18/19.

12. New Business:

a. 1040 Quaddick Town Farm Road, property owner interested in building a 3rd dwelling on property. ZEO looking to Commission for direction; the father said they can have 3 houses on their property which currently has a house, cabin and trailer and is in R40 zone which only allows 2 houses, they do not want to subdivide. The Chair said the burden is on the property owner to supply the proof, not on the ZEO.

- b. Madison Ave project - Greg Glaude, of Killingly Engineering Assoc., and Brian Meehan, owner and developer of Madison Ave were present; 18-lot subdivision; road has sub-grade pavement, curbing, about 90% of the sidewalks, all slopes have been stabilized, all drainage is in, electrical services is in per Eversource's requirements around the subdivision; \$86,390.63 bond has been posted with the town allowing him to start construction of homes, has 3-4 deposits for homes, here tonight to ask if he will be able to receive the CO's when these homes are completed in April next year and wait to put down top coat of pavement for a couple years after a few more homes are built since they have the bond in place and so the equipment doesn't destroy the top coat. Commission - Cheaper to repair basecoat than top coat; want letter from DPW Director stating the drainage pipes have passed his inspection; ZEO will inspect project next time in area; 18 homes on a cul-de-sac; snow shelf's on cul-de-sac and at base/entrance to road.
13. Commissioners' Comments: This is Bill Cacciapouti's last meeting, he was thanked for his service to the Commission and Town.
14. Next PZC Regular Meeting:
 - a. Monday November 25, 2019 @ 7:00 pm, Merrill Seney Room, Town Hall.
15. Adjournment:

Robert Werge, Sr. moved and John B. Lenky seconded the motion to adjourn.
W/O objection the motion carried unanimously.
Chair Joseph Parodi-Brown adjourned the meeting at 8:20pm.

Respectfully Submitted,

Diane Minarik

Diane Minarik
Recording Secretary