



# TOWN of **THOMPSON**

## **PLANNING AND ZONING COMMISSION**

**Minutes – Regular Meeting**  
**Monday, February 24, 2020 7:00 P.M.**  
**Merrill Seney Room, Town Hall**

RECEIVED  
TOWN OF THOMPSON, CT.

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*Linda Paradise*  
TOWN CLERK, Ass't

1. **Call to Order**

The meeting was called to order by Chairman Joseph Parodi-Brown at 7:00 P.M.

**Roll Call:**

Roll call vote was taken by Chairman Joh Parodi-Brown

Randy Blackmer	Charlene Langlois	Alvan Hill
Christine Chatelle	John B. Lenky	John Rice
Missy Desrochers	Christopher Nelson	Robert Werge, Sr.
Joseph Parodi-Brown	David Poplawski	

Absent: Michael Krogul, Brian Santos

Alternates Seated: Alvan Hill for Michael Krogul

Staff Present: Cindy Dunne, ZEO; Tyra Penn-Gesek, Town Planner

Mr. Rice commented to Chairman Parodi Brown that Alvin Hill was seated last month, don't we usually alternate? Chairman stated it is his practice to seat the alternate member according to seniority.

2. **Public Hearing:** None

3. **Discuss Public Hearing and Possible Action:** None

4. **Approve Minutes:**

A motion was made by Randy Blackmer, Seconded by John Rice to approve the PZC minutes of January 27, 2020.

Roll call vote was taken:

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	John B. Lenky – Yes	John Rice – Yes
Missy Desrochers – Yes	Christopher Nelson – Yes	
Robert Werge, Sr. – Yes	Joseph Parodi-Brown - Yes	

The motion carried.

5. **Applications received:**

**PZC Application # 20-05**, applicant and owner Amy Lussier, 285 Buckley Hill Road, Map 83, Block 49, Lot,7H, Zone R40, requesting a Home Occupation Permit for online sales, "Made in Senegal".

**PZC Application #20-06**, PZC Application #20-06, applicant and owner Thomas M. Angelo, 640 Fabyan Road, Map 17, Block 81, Lot 41C, Zone R40 requesting a Home Occupation Permit for office for new home and renovation business, "Hammer Down LLC".

ZEO stated that applicants comply with Home Occupation regulations.

A motion was made by R. Werge, seconded by J. Lenky to approve PZC Applications #20-05 and #20-06 for home occupation based on the ZEO's report stating the application meets the Zoning Regulations.

A roll call vote was taken:

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	John B. Lenky – Yes	John Rice – Yes
Missy Desrochers – Yes	Christopher Nelson – Yes	
Robert Werge, Sr. – Yes	Joseph Parodi-Brown – Yes	

The motion carried.

**PZC Application #20-07** applicant Strategic-Commercial Realty, Inc. dba Rawson Materials Applicant, property owners Lynn Rawson Landry & Cheryl Jane Foshay 0 Quaddick Town Farm Rd, Map 145, Block 14, Lot 14, Zone R-40 gravel operation renewal permit.

Engineer David Held, of Provost and Rovero, spoke for the applicant. This application is a renewal of gravel operation application that was approved last year. Mr. Held gave a description of what was cleared and not cleared in the past year. 50,000 cubic yards removed from the site. 130,000 cubic yards remains to be removed. Rift raft spill was installed as required by the wetlands. Stock piles located on site will be used to reclaim property. Excavation is being conducted as proposed and will continue to comply with the approved site plan.

R. Blackmer questioned just west of digging what is going to be there. D. Held responded at present it is just a sand pile that is stock piled for two days to dry and then removed. Digging will continue to the west.

J. Rice asked how many cubic yards is going to be excavated. D. Held stated comparable to this year, 50,000 cubic yards. J. Rice asked about the process of moving move into the next area. Held stated area has been brought down to 2 feet water elevation and they will be ready to start work on the pond excavation.

ZEO visited the site, took pictures and site is clean, silt fence is protecting the marshlands and complying with the regulations.

A motion was made by J. Rice and seconded by C. Nelson to approve the Gravel Operation Renewal permit at 0 Quaddick Town Farm Road, Map 145, Block 14, Lot 14, based on the ZEO's Report that the operation complies with the Zoning Regulations.

*MUNICIPAL BUILDING*

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

A roll call vote was taken:

Randy Blackmer – Yes  
Christine Chatelle – Yes  
Missy Desrochers – Yes  
Robert Werge, Sr. – Yes

Charlene Langlois – Yes  
John B. Lenky – Yes  
Christopher Nelson – Yes  
Joseph Parodi-Brown – Yes

Alvan Hill – Yes  
John Rice – Yes

The motion carried.

6. **Applications received after agenda posted: None**

7. **Citizens Comments:**

Janette Blanchette of 401 Ravenelle Road updated the commission on the restoration progress of the Mason house. It is moving forward. The soil is suitable for a septic system, which will comply with the Health departments criteria for installation.

8. **Reports of Officers and Staff:**

- a. Budget report – J. Rice stated we have only spent 50 percent of our budget
- b. Director of Planning and Development will give report under Old Business and New Business agenda items.
- c. ZEO Report – ZEO gave a report on the Cell Tower application to the State of Connecticut Siting Council for 61 Lowell Davis Road.  
B. Werge asked what the Applicant wants to do on the property. ZEO stated the application is for a modification and appears to be an extensive project and wants to have a conversation with the Siting Council Executive Director Melanie Bachman about the application.  
ZEO will also research when the first permit was given for the cell tower.

9. **Correspondence**

The following Correspondence was included in Commissioners' packet.

- a. Minutes: Zoning Board of Appeals – February 10, 2020
- b. CFPZA Annual Conference – Length of Service Awards
- c. Email relating to 0 Quaddick Town Farm Rd, formerly 363 QTRF
- d. Town of Webster Legal Notice, ZBA
- e. Town of Webster Legal Notice, Planning and Zoning
- f. Town of Douglas Legal Notice, Planning and Zoning

10. **Signing of Mylars: None**

11. **Old Business**

- a. Brickyard Road Reclamation –

ZEO stated she made an appointment with Brian Hyrzan, property owner, on March 4<sup>th</sup> to walk property and discuss the criteria to reclaim property. None of

the product dug out was taken off the property and is stockpiled for reclaiming. ZEO will continue to look into the files for a record of the permit application.

- b. Subdivision Sidewalks and Road – Lavallee Subdivision – Donovan Drive  
Janet Blanchette, J&D Civil Engineers, representing Jason Lavallee Construction presented a final report on the bonding and road acceptance for Donovan Drive Subdivision. Communication from Town of Thompson Public Works Director, Rich Benoit was entered into the record. R. Benoit reviewed the data presented from J&D and is satisfied with the scope of work completed.

A motion was made by J. Lenky and seconded by R. Blackmer, based on J&D's review and Public Works Director Letter, to accept the bonds as submitted, Phase 1 A, Roads and Drainage for the amount of \$67, 858.00 and Phase 1B and 1 C for the amount of \$460,686.00

A roll call vote was taken:

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	John B. Lenky – Yes	John Rice – Yes
Missy Desrochers – Yes	Christopher Nelson – Yes	
Robert Werge, Sr. – Yes	Joseph Parodi-Brown - Yes	

The motion carried.

J. Blanchette requested action on the road acceptance.

A motion was made by J. Rice, seconded by C. Langlois to recommend to the Board of Selectmen to accept the road, Donovan Drive, Phase 1A station 14+50, with the condition that the bonds be submitted to the ZEO and Finance Director for approval.

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	John B. Lenky – Yes	John Rice – Yes
Missy Desrochers – Yes	Christopher Nelson – Yes	
Robert Werge, Sr. – Yes	Joseph Parodi-Brown - Yes	

The motion carried.

- c. 484-486 Quaddick Town Farm Rd, closed gravel operation

Commission member Melissa Derochers recused herself from the agenda item.

Owner of property, Richard Desrochers, was present to discuss what he is doing the property. First Selectman, Amy St. Onge forward a complaint to the ZEO stating the driveway and excavation work was to be completed at the end of 2019 and why was work still be done on the property. ZEO visited the property it appears there is excavation being done

R. Desrochers requested verification of the complaint. ZEO read the email compliant into the record.

R. Desrochers discussed the past gravel permits and bonds that were submitted and asked for additional time to trace back the bond and review the past paperwork. If he has to do a gravel permit, he will submit an application.

ZEO recommended to the commission that this is a new permit not a renewal.

R. Desrochers requested that it be a renewal of past permit as soon as the bond research is completed. J. Rice asked R. Desrochers if he has copies of the bonds, R. Desrochers explained he is looking into the bonds.

ZEO stated there are two issues, compliant of not continuing after 2019 and her visual inspection of what appears to be an active gravel operation.

j. Rice asked how much has been removed 2020. R. Desrochers stated about 2000 but he is moving mostly clay.

Alvin Hill reviewed regulation requirement for Gravel Operations and the removal projections are based per year. ZEO was referring to regulation requirement for exemptions. That regulation Exempt Operations was the deciding factor in the ZEO's decision in July 2019. At that time product was being moved around (with the exception of approx. 1200 cubic yards removed by Barnes Concrete) and no excavation was being done.

R. Blackmer asked if clay being removed is that being taken off the property. R. Desrochers confirmed clay is staying on the property.

ZEO recommended the PZC members decide what is required of property owner in regards to the complaint and if he is conducting a gravel operation which needs a permit. J. Rice requested ZEO contact Barnes Concrete to see how much gravel has been removed since January 1, 2020 and report back to the commission.

**d. Progress of Zoning Review**

Planner received and reviewed the text on Design Guidelines and the amended map from NECCOG. Town Council has the draft and Atty R. Roberts believes that he could have his comments completed by the end of this week.

Planner requested the commission Schedule one more meeting to review the recommendations. Meeting date is set for Monday, March 30<sup>th</sup> at 7pm in the Merrill Seney Room. ZEO will schedule the meeting.

J. Rice requested that we have the attorney feedback in a timely manner. Planner is confident it will be back by the time for the meeting.

**12. New Business:**

- a. Ask me Anything – Planner stated there is excellent representation from the staff. Event is March 4, 2020 at 6 pm at the Thompson Public Library. Planner explained the program to the audience.
- b. Home Occupation approval discussion. J.Rice suggested to the commission that future Home Occupation Permits be reviewed and approved by ZEO, If permit meets criteria. If there are difficult issue with the permit then the application will be brought to the PZC for guidance and approval. Members agree this will expedite the process. A. Hill stated the Home Occupations Permits issued by the ZEO will be listed in the ZEO Monthly Report

J. Rice discussed the letter from First Selectman regarding Ms. Cathy Godzik concerns Regarding 363 Quaddick Town Farm Road. Chairman Parodi-Brown stated this was a line item under correspondence. J. Rice submitted the communication into our file for the February 24, 2020 meeting.

**13. Next PZC Regular Meeting:**

- a. Monday, March 23, 2020 @ 7:00 PM in the Merrill Seney Room, Town Hall.

Chairman Parodi Brown was asked by the audience if he would listen to Citizens Comments. Chairman stated the citizens comments is listed on the agenda and that is the time to address the commission.

**14. Adjournment:**

A motion was made by John Lenky and seconded by John Rice to adjourn.  
The motion carried. Joseph Parodi-Brown adjourned the meeting at 8:26 P.M.

The motion carried. Joseph Parodi-Brown adjourned the meeting at P.M.

Respectfully submitted,

*Cynthia Dunne* (ZEO)  
Interim Secretary