



TOWN of THOMPSON

PLANNING AND ZONING COMMISSION

Minutes - Special Meeting
Monday, December 23, 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 Vice-Chair Randy Blackmer, Jr. at 7:05 PM

Roll Call: Vice-Chairman Randy Blackmer, Jr.

Charlene Langlois	Alvan Hill	John Rice	Christine Chatelle
John B. Lenky	David Poplawski	Missy Desrochers	Mike Krogul
Brian Santos			

Absent: Joseph Parodi-Brown, Robert Werge, Sr. & Chris Nelson

Alternates Seated: A. Hill for J. Parodi-Brown, D. Poplawski for R. Werge, Sr. & B. Santos for C. Nelson

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

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: None

4. Approve Minutes:

a. November 25, 2019 PZC Regular Meeting

John Rice moved and John B. Lenky seconded the motion to approve the 11/25/19 Regular Meeting Minutes as written.

Mike Krogul and Brian Santos – Abstained

The motion carried.

5. Applications received:

a. **PZC Application #19-34:** Applicant: Diane Patterson, Owner: Alan & Diane Patterson, 30B Buckley Hill Rd, Map 61, Block 59, Lot 42, requesting a Home Occupation Permit for office space for "Patterson Insurance Service" business. Customer service will be conducted off-site. ZEO reported the 380 sq ft office is located upstairs in garage, no employees and work is done off-site; meets all requirements.

Brian Santos moved and John Rice seconded the motion to approve PZC Application #19-34 as requested. A roll call vote was taken:

Randy Blackmer, Jr. – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	John B. Lenky – Yes	John Rice – Yes
David Poplawski – Yes	Missy Desrochers – Yes	Brian Santos – Yes
Mike Krogul - Yes		

The motion carried unanimously.

6. Applications received after agenda posted: None

7. Citizens Comments: None

8. Reports of Officers and Staff:

- a. Budget Report: 7/1/19 – 11/27/19: J. Rice reported they have 33% of the budget left and will check with Finance Officer regarding the over expenditure of \$267 in the printing and publications line item.

Charlene Langlois moved and John B. Lenky seconded the motion to approve the budget report. A roll call vote was taken:

Randy Blackmer, Jr. – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	John B. Lenky – Yes	John Rice – Yes
David Poplawski – Yes	Missy Desrochers – Yes	Brian Santos – Yes
Mike Krogul - Yes		

The motion carried unanimously.

- b. Director of Planning and Development Report – Reminder next Monday is a 3 hour meeting 6pm – 9pm on Reg's rewrite; will send out a draft of definitions

c. ZEO Report – working on violations,

- 1. Explained multiple violations at 1208 Riverside Dr., running a home occupation construction business without a permit; logging in wetlands and putting material across the street; several unregistered vehicles and containers/box truck discovered by Assessors Office and junk vehicles; using heavy equipment late at night. They pulled a permit, built a stone wall 25 feet from property line as shown on plans and received CO. Neighbor Heidi Johnson, 1210 Riverside Dr, had a survey done on her property she bought from them and it appears the stone wall is on her property line and part of their driveway is on her property. They have pulled out her survey stakes, wrote profanity on a junk car and faced it at her house. ZEO will contact DEEP & NDDH before sending letter.
- 2. 11 Hagstrom Rd, big sign Thompson Paintball, rec'd complaint call on 10/30/19, still in operation, lean-to built with netting over 6 feet tall along property, website states still in operation; ZEO will check out fence for violation; has LLC to buy product at wholesale prices; complaint to 1st Selectman of paintball mess in road and more nets by road; already been denied a Home Occupation permit.
- 3. On vacation until 1/2/2020

9. Correspondence:

- a. 2020 Meeting Schedule for all
- b. Letter from CT DOT to David Held re: Labonte property on Rt. 193
- c. 2 Letters from CT Siting Council RE: 720 Quinebaug Rd
- d. 2 Webster Planning Board Public Hearing Notices
- e. Douglas Planning Board Public Hearing Notice

10. Signing of Mylars: None

11. Old Business:

- a. **PZC Application #18-22:** Rawson Materials, 0 New Rd - Release of Bond – Sholler (as of today \$24,161.32); approved subdivision; reclaimed and meets zoning regulations for gravel operation.

Brian Santos moved and John Rice seconded the motion to approve release of PZC Application #18-22 Bond in the amount of \$24,161.32. A roll call vote was taken:

Randy Blackmer, Jr. – Yes Charlene Langlois – Yes Alvan Hill – Yes
Christine Chatelle – Yes John B. Lenky – Yes John Rice – Yes
David Poplawski – Yes Missy Desrochers – Yes Brian Santos – Yes
Mike Krogul - Yes

The motion carried unanimously.

- b. Subdivision Sidewalks – Jason Lavallee handed out map of subdivision, concrete sidewalks would cost \$100,000.00 or 6" asphalt sidewalks would cost \$35,000.00 so in 20 years when the Town will need to repair/replace them asphalt will be cheaper; requesting waiver on sidewalks at the entrances where there are no houses, approximately 1600 linear feet of sidewalk.

John B. Lenky moved and Alvan Hill seconded the motion to put on the January 27, 2020 meeting for Plans, Specs and info on original permit. A roll call vote was taken:

Randy Blackmer, Jr. – Yes Charlene Langlois – Yes Alvan Hill – Yes
Christine Chatelle – Yes John B. Lenky – Yes John Rice – Yes
David Poplawski – Yes Missy Desrochers – Yes Brian Santos – Yes
Mike Krogul - Yes

The motion carried unanimously.

- c. Madison Ave - Road Acceptance; request for ZEO to sign Building Permit – John Rice watched the video of the storm drains and proposed accepting the road with conditions. A lengthy discussion ensued on the conditions and previous discussions. DPW Director is concerned with the suggested conditions because the drainage is not correct and the road has problems, he will be happy to accept a good road, there are many miles of road already in Thompson that have problems. First Selectman St. Onge stated 2 Attorneys have said the road needs to be accepted by the town before the banks can close on the property. (Banks need to do title search to close but can't be done without the road being accepted) John Rice stated the Town Attorney said they could put conditions on the road acceptance. Another lengthy discussion ensued. Mr. Meehan said he has 3 lots w/houses sold and he needs building permits to start building them and CO's when complete for the owners to move in and he gets final payment; he will fix the drainage issues, he's not going anywhere he has a lot of money there.

John Rice moved and Brian Santos seconded the motion to recommend to the BOS to accept Madison Ave Road with the following conditions:

- 1. Shall maintain Surety Bond in place for 1 year after all requirements of the Planning & Zoning Regulations have been completed.**
- 2. All drainage conditions shall be completed by August 3, 2020.**
- 3. Inland/Wetlands concerns addressed by August 3, 2020.**
- 4. 3 Certificates of Occupancy are approved for construction and owner occupancy.**

MUNICIPAL BUILDING

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

5. Contractor/Owner shall maintain the Road and all Public Improvements until such time as approved by the Thompson Public Works Director, ZEO and the Thompson Planning & Zoning Commission.

6. Increase Right of Way Performance and Completion Bond for road repairs by \$13,610.00 for a new bond total of \$100,000.00. Bond to be submitted no later than January 13, 2020. A roll call vote was taken:

Randy Blackmer, Jr. – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	John B. Lenky – Yes	John Rice – Yes
David Poplawski – Yes	Missy Desrochers – Yes	Brian Santos – Yes
Mike Krogul - Yes		

The motion carried unanimously.

d. Brickyard Road Reclamation – ZEO has requested a letter from owner for Town Attorney, he said he would send letter but no letter has been received to date. ZEO will call on 1/2/2020.

e. PZC Sub-Committee Zoning Rewrite LAST meeting is scheduled for Monday 12/30/19 @ **6:00 pm** to 9 pm.

12. New Business: None

13. Commissioners' Comments: - Merry Christmas & a Healthy New Year.

14. Next PZC Regular Meeting:

a. Monday **January 27, 2020** @ 7:00 PM in the Merrill Seney Room, Town Hall.

15. Adjournment:

John B. Lenky moved and Missy Desrochers seconded the motion to adjourn. W/O objection the motion carried unanimously.

Vice-Chair Randy Blackmer, Jr. adjourned the meeting at 9:13 pm.

Respectfully Submitted,

Diane Minarik

Diane Minarik
Recording Secretary