



TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive
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Minutes

Monday, July 24, 2023 at 7:00 PM

Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North
Grosvenordale, CT 06255 and via

Zoom https://us02web.zoom.us/rec/share/8wEij8JKBpKCmC3WrrZuMQ4ecPwciNuD5gyNeOni0An2PTgL_j3GswcJlcQWn0M7.9J9a_eY-opf8la2S?startTime=1690239617000

Passcode: X8MWus1^

You tube recording:

<https://www.youtube.com/watch?v=reG-u9ruFSA>

1. Call to Order 7:00 pm

Chairman Statement – Under Citizens comment – state your name and address, 3 minutes speaking time unless otherwise directed by chair, please address comments to Chair in a civil and respectful manner.

2. Pledge of Allegiance

3. Roll call and seating of alternates.

R Blackmer, D Poplawski, B Santos, R Williams, J Salce, A Hill, J Parodi B Santos seated for C Langlois, absent J Rice, J Lenky, R Werge. M Krogul entered the meeting at 7:07 and Kies Orr entered at 7:13 and was seated for J Rice.

4. Public Hearing – none

5. Discuss public hearing and possible action – none.

6. Citizens Comments

Valerie Clark of Alm road asks to have PZC typed in front of the meeting agenda.

7. Approve minutes

Motion made by R Blackmer to approve 2nd by D Poplawski J Parodi abstained all in favor.

8. Applications Received

PZC 23-23 Town of Thompson, 815 Riverside Drive, Planning and Zoning Commission application for Town of Thompson Zoning Regulations to approve proposed amendments to the Zoning Regulations, Thompson General Code, Section 2, Zoning § 275-3.6 Amendment Procedure (Article 2, Section 9) Accept for a Public Hearing PZC

Motion made by B Santos to accept application 23-23 for public hearing second by R Blackmer there is discussion about the application number and is realized that the application number is 23-26 not 23-23 and motion is amended to accept application 23-26 for public hearing.

- Planner reminds the commission of the procedure they've taken with similar things if they accept this for public hearing, she will publish that draft on the website and take out discussion notes, so they are presenting clean amendments.
- All in favor for public hearing at next months meeting August 28th at 7 PM

9. Reports of officers and staff

a. Budget

- D Poplawski states we have an approve budget that has minimal increases salaries to cover the recording secretary and the ZEO and upped the professional services by 1700 dollars and advertising by 1000 dollars from the previous year

b. Planner

- Comments that she will post the proposed draft for the public hearing on application 23-26 and accept comments via email from the public.

c. ZEO Memo

- ZEO comments that the ordinances and regulations are up to code and explains how to use the system and how user friendly it is and loves it.
- ZEO also comments that she was able to visit the automatic milking barn and states it's amazing.

10. Correspondence

- a. Essay "Only Zoning Reform Can Solve America's Housing Crisis"
- b. Town of Webster - Public hearing

11. Signing of mylars (requires a roll call vote)

- a. PZC 23-01 Applicant Green Valley Self-Storage LLC, Zachary LaBonte, 72 Main Street,
 - ZEO comments on the conditions and points out the highlighted area on the site plans and states the other condition was to have a conversation with the neighbor, neighbors stated that there is no problem and never has been. ZEO and D Poplawski comment they are satisfied.
 - R Blackmer motions to authorize J Parodi to sign the Mylar second by R Williams all in favor.
- b. PZC 23-24 Applicant Francesca G. Morano, 279 Lowell Davis Road, 2 lot subdivision.
 - ZEO comments on the conditions and that they adjusted driveway entrance on plans, and they added the culvert that was already there to the site plans.
 - D Poplawski asks if the driveway openings interfere with the scenic road ordinance, D Blanchette comments that they don't want to touch the stone walls and located the breaks in the stone walls and relocated the driveway to those locations and is confirmed that they need to come back in for the driveway approval, it is also confirmed that they are only approving the subdivision.
 - R Williams motions to authorize J Parodi to sign the Mylar second b y J Salce all in favor.

12. Old Business

- a. Indian Run Road - Max Candidus request to build three houses off Town unaccepted road.
 - D Blanchette explained that they have all engineering complete, lots are small and are non-conforming lots of record. but were conforming when he started the project. Houses will be small only two bedrooms and no basements states that soils are perfect septic conditions, and that all health codes are conforming, he has print outs for comparison from Woodstock and Pomfret that if the lot meets all codes, they can-not deny a permit and these lots meet all codes.
 - B Santos talks about maintenance and plowing of the road and is concerned about owners knowing what they are responsible for with the road, M Candidus states that he will put it in the deed that owners are responsible for maintenance and plowing of the road. There is much discussion about the ordinance.
 - B Santos makes motion to approve ZEO to sign off on permits second by D Poplawski with conditions that it is very clear in the deed that owners are responsible for the road plowing and maintenance second by K Orr, condition on motion is amended to "affirmatively state on the deed that the town does not maintain or plow the road and that the responsibility for access falls on the property owner." All in favor of authorizing ZEO to sign permits, R Williams comments

that he only voted in favor because they were conforming lots before the amendments to the minimum lot size in the district.

13. New business

- a. Preliminary discussion - 1105 Quaddick Town Farm Rd – request to provide occasional acoustic music and Saturday Farmer's Market at Store location.
 - ZEO received one complaint about loud music at night. Property use is non-conforming use. ZEO signed off the red book because it was being used for the same non-conforming use. Now, they want to do music and a farmers' market which has never been done before.
 - There is discussion on how it's a really tough intersection and there is not much parking and thinks it will create a mess, and discussion about the music and it's determined that there are too many variables and is determined that they need to come in for a site plan review for the farmers' market.
- b. Siting Council – Application for modifications at 720 Quinebaug Rd

14. Review of ZBA Minutes

- a. Bates Auto Report
 - ZEO comments Bates name will be on the ownership because it's going into probate and things are looking great across the street.

15. Citizens Comments

- Bradley Keough comments that he lives a half a mile from 1105 Quadick town farm road and doesn't think the music was loud at all and also believes that parking would be a challenge if things got busy.

16. Commissioners Comments – none

17. Next meeting August 28th at 7 PM

18. Adjournment

Motion made to adjourn by D Poplawski seconded by J Salce all in favor meeting is adjourned at 8:04

Next regular meeting Monday August 28th at 7 pm

Respectfully Submitted, Kevin Calabro, **Recording Secretary**

These minutes have not yet been approved by the Planning and Zoning Committee. Please refer to the next meeting's minutes for approval of, and/or amendments to, these minutes.

