



# TOWN OF THOMPSON

Planning & Zoning Commission

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## PLANNING AND ZONING COMMISSION REGULAR MEETING

### Minutes

Monday, August 28, 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/gHQfO1-N4Fct0MI5EJNplU8EUwgxWAo3eR3mF3CvA0vJ0L1Z65UCYIW0P6UJV-gd.4L3-KGzXhgYk8E28?startTime=1693263606000>

Passcode: P\$E&C5JY

YouTube:

<https://www.youtube.com/watch?v=oxo0U0DgTdY>

#### 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, C Langlois, J Lenky, R Williams, D Poplawski, A Hill, J Parodi Brown, B Santos seated for J Rice and Kies Orr seated for J Salce.

#### 4. Public Hearing

**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**

- The Chair opens up with asking if there are any citizens comments, planner reads one email comment from Dick Trudeau the only comment he has is article 5B section 1B3 statement dated September 7<sup>th</sup>, 2023, is this date accurate or will the acceptance of the PZC revisions before this date lead to potential issues, Planner explains FEMAS requirements.
- Valerie Clark asks to read the topics being discussed as amendments to the zoning regulations; also asks whether the abutters were notified. The chair explains there is no change to the districts, planner also explains that when there is a town wide change there's no obligation other than the posting which was done because the abutters is everyone in town, V Clark also ask if this is the meeting about what parcels are in what zone, Planner says no and that that was a few meetings ago but the property owners were notified at that time.
- The chair states that he'd like to go through section by section with the proposed changes.
- First section is Article 1 section 2 proposed amendments strike the language to preserve the unique character of the Town of Thompson, and further down strike the word character and developed areas.
- Article 2 section 9 Amendments striking the word character and inserting designated uses.
- Article 3a section 5 exemptions, no comments on that
- Article 3c special permits section 1 intent strike the words in character with the neighborhood and insert in consistent with the intent of the district.
- Article 4 section 4 general provision subsection 4b the proposed amendment will read any fence or structure over 7 feet will require both a building permit and a zoning permit and shall meet building setbacks for a structure less than 200 sq/ft
- D Poplawski comments they talked about it in the sub committee and feels that these are regulations and not recommendations and does not fit in there.
- Planner comments that there are entire sections of recommendations.
- R Williams comments that Town of Thompson goes by state regulations for fences.
- Article 4a agricultural district, strike the words maintaining the rural character change to protecting the natural resources of the town.
- Article 4b section 1 adding language, the intent of the common residential district is to provide for residential use reflecting the availability of public sewer and water utilities thus reducing development pressure on rural districts within the town.
- Article 4c section 1 strike words distinctive character, and insert architectural profile.

- Article 4c section 4 strike the word character and insert the word esthetics.
- Section E design review guidelines strike the word character and insert the word consistency. Retitle Elements of Architectural Character strike these words and insert Architectural Elements.
- Article 4 d section 1 intent strike the word character and insert the word landscape.
- Article 5a section 1 strike the word congestion for the change of character and inserting to the residential uses.
- Article 5a section 6 wireless communications section e14 strike the word character and inserting integrity.
- Article 5a section 6 strike the word character and inserting privacy with appearance
- Article 5b section 1 conservation subdivision strike the word alternately known as cluster subdivisions also strikes the word character and insert the words within the community.
- Article 5b section 2 flood damage prevention strikes flood hazard boundary and flood bay maps, this language was given to us by FEMA.
- Article 5b section 5 parking standards electric vehicle parking stations strikes the word character and is replaced with design.
- Article 7 definitions accessory apartment strikes the language the net floor area shall be not less than 30 percent of the net floor area of the principal dwelling or 1,000 sq/ft whichever is less
- Definition of alter alteration strikes the word character and replaced with type. Planner suggest to substitute significant for substantial
- Dwelling 2 family duplex replaces such units may be arranged side by side horizontally or vertically.
- Farm Stand – Insert the words free standing.
- B Santos suggest putting in – A free standing structure that is not constructed for permanent use but is utilized for the sale of seasonal cultural product
- Planner states that there are extensive definitions for a farm store in the regulations.
- Appendix A guidelines intent – replacing characteristics with ascetics.

- Architectural design – strikes language compatible and complementary to the rural character of Thompson and strikes the word character and is replace with ascetics or architectural profile.

## 5. Citizens Comments

- Chrissy Anderson of Wilsonville Road says she doesn't really understand why houses need to be built a certain way. Planner explains this is only applicable in the historic district.
- Valerie Clark states she doesn't agree with the farm stand language and recommends not to change the language.
- Zeo states that the farm stands should not be able buy wholesale.
- Motion made by B Santos to close hearing 2<sup>nd</sup> by D Poplawski J Lenky no, C Langlois yes, A Hill yes, K Orr yes, R Williams yes, R Blackmer yes hearing is closed.

## 6. Discuss public hearing and possible action.

Fences- R Williams makes a motion to strike sub section A 2<sup>nd</sup> R Blackmer B Santos states he agrees with the Planner and feels like we should give it a try R Williams says we should follow state regulations J Lenky comments for there to be a slight set back, planner states just to be clear that this is either a keep or strike, motion withdrawn from R Williams and 2<sup>nd</sup> by R Blackmer. D Poplawski makes a motion to strike language after the first sentence and leave "a fence 7 feet in height or less does not require a zoning permit therefore there is no regulation governing a specific set back." 2<sup>nd</sup> by R Williams B Santos suggest change one word to local D Poplawski amends his motion all in favor.

Article 4b, motion made by the chair to read as amended 2<sup>nd</sup> by A Hill all in favor

Article 4c section 4 swapping words style for aesthetic, C Langlois states that it was written for people to understand. Chair moves to amend the proposed amendment to read in the 3<sup>rd</sup> line of the definition of alteration 2<sup>nd</sup> by D Poplawski all in favor.

Farm stand B Santos suggest putting in – A free standing structure that is not constructed for permanent use but is utilized for the sale of seasonal agricultural products, motion made by D Poplawski to accept B Santos suggestion 2<sup>nd</sup> by R Williams all in favor

Planner states everything else was under the last page in a small portion under overall architectural design 2<sup>nd</sup> bullet point suggest to change architectural profile in favor of design elements, chair moves to amend the proposed amendment 2<sup>nd</sup> by R Williams all in favor

3<sup>rd</sup> bullet points the chair moves to amend the proposed amendment suggested by A Hill 2<sup>nd</sup> D Poplawski all in favor.

2<sup>nd</sup> to last bullet point planner suggests esthetics is the right term the chair agrees the chair moves to amend the proposed amended 2<sup>nd</sup> by R Williams all in favor.

The chair would like to move a vote on the proposed amendments 2<sup>nd</sup> by B Santos all in favor.

- Citizens comments
- Valerie Clark asks for the meeting agenda name to be clearer on whose meeting it is.

## 7. Approve minutes

R Blackmer moves to approve 2<sup>nd</sup> C Langlois all in favor J Lenky abstain

## 8. Applications Received

**PZC 23-27 Applicant Strategic Commercial Realty, Inc, d/b/a Rawson Materials**, property owner 0 West Thompson Rd, Map 65, Block 101, Lot 9, Zone BDD, Gravel Operation Renewal Permit, excavation of approximately 1 million cubic yards of ledge rock to prepare the subject property for future commercial/industrial development, Article 14, §275-14.3- E, Renewal.

- ZEO states there is no one there no work has been done and its just an automatic approval, A Hill moves to approve 2<sup>nd</sup> by J Lenky K Orr abstain all in favor.

**PZC #23-28 Application Applicant and owner Patricia Rudzinski**, 0 Labby Rd, Map 95, Block 27, Lot 17, Zone RRAD gravel operation renewal permit

- ZEO comments nothing has been taken out, D Poplawski moves to approve with waiver of fee 2<sup>nd</sup> by R Williams all in favor.

## 9. Reports of officers and staff

- Budget – D Poplawski says little movement pay ZEO and recording secretary and we are wide open.
- Planner- States we don't have any re writes we are working on also comments there is a town meeting Wednesday, and all are encouraged to come.
- ZEO Memo
  - Dana and Raymond Stone, he appreciated the letter, and it was a letter that they wanted to work together. They are bringing in dumpsters, but the project is going to take some time and we are pleased they are taking care of it. O Azud Road did not send in his renewal and will contact him after this meeting if the committee wants her too. There has been no activity there and cannot be now. D Poplawski propose to go back to this in 6 months put it on an agenda in 6 months and revisit this. Northeast sand and gravel have a cease and desist there has been no activity. The chair asks to contact them.
  - B Santos talks about the paintball operation at the corner of Hagstrom Road and Fabyan Road and that the property should be given another cease-and-desist order under many different violations but mainly due to the use as a sports arena.
  - ZEO talks about the motorcycle club and will take action if it continues.
  - ZEO talks about the Mason house and that they had their first wedding. There was some concern of the music that was playing, ZEO had a discussion with Ken and his music ends at 9. The volume was measured with a decibel reader. ZEO also comments he is not doing anything disruptive to that neighborhood.

10. Correspondence- Received a few legal notices and a legal decision.

11. Signing of mylars – none

## 12. Old Business

- 1105 Quaddick Town Farm Rd – discussion of approval process for occasional acoustic music and Saturday Farmer's Market at Store location.

ZEO comments that she went there and talked with David and Christine Anderson and gave Christine the option of coming to the meeting to try to find an easier way to have their farmers market. ZEO comments that there is plenty of room for a farmers' market and that their next communication with them will be what they must do because they did not come to the meeting.

13. New business-none

14. Review of ZBA Minutes- none

15. Citizens Comments-none

16. Commissioners Comments

- *A Hill comments why words like characteristics where changed, as an explanation for the public.*

17. Next meeting September 25<sup>th</sup> at 7 PM

18. Adjournment

R Blackmer moves to adjourn the meeting 2<sup>nd</sup> K Orr all in favor meeting adjourned at 8:48

Next regular meeting Monday September 25<sup>th</sup> 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.





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