



# TOWN OF THOMPSON

Planning & Zoning Commission

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## PZC Meeting Minutes

Wednesday, December 27th, 2023, at 7:00 PM

Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North

Zoom:

<https://us02web.zoom.us/rec/share/sr-FBaJNXC0ai6cVavdhp6e8de00r6m4PMBx5B4-gB3RqC9NKOxTXal0WAXyoiJK.hRrS0y1US2zKeBQQ?startTime=1703721612000>

Passcode: c6.0vcib

YouTube:

<https://www.youtube.com/watch?v=LDyjiMw17Ow>

### 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.

Attending R Blackmer, K Orr, R Cournoyer, J Lenky, B Santos, J Salce, R Robin, M Krogul, A Hill, J Parodi Brown. Absent J Rice, R Williams, J St Onge. K Orr seated for R Williams, B Santos seated for J Rice.

- J Parodi Brown makes a motion to amend the agenda, to move items 13 A and B to 4A and 4B so that they would be next, J Lenky asks if he could make an amendment to that motion, but the motion needs a 2<sup>nd</sup>. 2<sup>nd</sup> by R Blackmer, J Lenky comments that the Elected Officers needs to be moved to old business, J Parodi Brown starts to explain that we have 2 alternates present a regular member not present and a regular member whose resignation has been received and that he would like the 2 alternates to be involved in the meeting in its entirety. J Parodi Brown states that his motion would be to accept the resignation and to appoint an alternate to replace J Rice earlier in the meeting to allow whoever replaces J Rice to be involved in the meeting. J Lenky states it doesn't matter because they don't get the full-time seat until the adjournment of this meeting or the next meeting. J Parodi Brown asks if that's in the ordinances. J Lenky says

yes. J Parodi Brown states he is not sure if he is authorized to seat an alternate for a member that they've received resignation from. M Krogul states that yes, he can because we have not accepted the letter yet. J Salce states that the election of officers needs to be switched to old business. J Lenky comments that the chair can seat an alternate for the absent member. J Parodi Brown withdraws his motion and seats B Santos for J Rice.

- J Salce makes a motion to have elect officers moved to old business, 2<sup>nd</sup> by J Lenky 7 yes votes 2 no votes.

4. Public Hearing – None

5. Discuss public hearing.

6. Citizens comments

7. Approve minutes.

- J Lenky comments that under item #15c there was a motion, but no 2<sup>nd</sup> was noted
- J Salce makes motion to accept 2<sup>nd</sup> by K Orr all in favor

8. Applications Received

PZC 23-56 –Mountford Construction, LLC owner of 0 Logans Lane Map 137, Block 20, Lot 6M Zone Rural Residential Agricultural District (RRAD) request a 3 lot sub-division, in compliance with 2023 Amended Sub-division Regulations Article III and Article IV,

- ZEO comments that there is a mistake in the application and should read 3 lot re-subdivision which requires a public hearing so all they have to do is accept the application and make an amendment to the body of application.
- J Parodi Brown makes a motion to amend the application to read 3 lot re-subdivision and to accept the application for the January 22<sup>nd</sup> meeting 2<sup>nd</sup> by J Salce all in favor. Planner comments asking the members to speak louder for the Zoom audience.
- J Lenky asked for a full copy of the narrative provided by the designing engineer.

**PZC 23-58 – Earthlight Technologies**, property Owner Patrice Bernier and Danielle Wallace of 1012 Quaddick Town Farm Road, Map 143, Block 16, Lot 57, Zone RRAD , 7.21 Acres, to install a ground mounted (395 sq ft) solar PV System, Zoning Permit with Site Plan Review by Commission, according to the Town of Thompson Zoning Regulations Article 275-14.5, B and C. (1) a – e and (2) a-e.

- ZEO comments that the applicant complied with all the regulations, Nathan Schneider from Earthlight comments that he is in the zoom room and can answer any questions.
- A Hill comments that on the site application it says it is in the Lake District, ZEO confirms it is Lake District, B Santos asks if it meets all the setbacks ZEO states it does. A Hill comments that there is a lot of data on this project but nothing showing North, South, East or West. N Schneider comments that on the site plan they are facing directly south and in the top left of the plan there is an arrow pointing north.
- B Santos asks about the ground mount and where it's going to go, N Schneider states that it is going to go on the side of the driveway and that if you go to page PV2 it shows a map

and says it's a 50-foot trench B Santos if asks if any trees are being removed N Schneider states no.

- Motion made to approve 2<sup>nd</sup> by J Salce all in favor.

**PZC 23-59 – Gustafson Alan G. Revocable Trust (Alan Gustafson)** of 19 Market Lane, Map 169, Block 93, Lot 2. Zone DMRD, .31 Acres request to increase existing Multi-Housing from 8 apartments to 11 apartments (increase of 3 Apartments) Zoning Permit with Site Plan Review by Commission, according to the Town of Thompson Zoning Regulations Article 12, 274-12.2 #21 and Article 4. 275-4.4 A. and B.

- A Gustafson explains his project. He states that it's a 3-story building with a total of 8 units, he states when he bought and renovated it all except the 3<sup>rd</sup> floor. J Salce asks about the people living there now and the impact on them, A Gustafson says they won't be bothered, J Salce asks how long it will take to do the renovation A Gustafson states about 1 year. J Parodi Brown asks about parking A Gustafson explains that there will be more spaces and that he's allowing 2 spaces per unit. Planner asks ZEO if she found the previous approval for 10 apartment units. ZEO states she goes by the assessor card which says 5 to 8
- Motion to approve made by B Santos 2<sup>nd</sup> by J Salce all in favor.

9. Reports of officers and staff

- a. Budget
- b. Planner

T. Penn-Gesek provides an update on the public planning workshops for the 65 Main project and encourages the PZC members to attend the next session on 24 January. She also mentions that she has been invited as a panelist for the CT Land Conservation Winter Summit, to discuss land use and conservation. The summit is on Friday 19 January at the Lyceum in Hartford. PZC members wishing to attend are instructed to let the ZEO know, so they can be registered. Attendance costs \$35 per person.

- c. ZEO Memo

10. Correspondence

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

a. **Application Approved 11-27-23.**

**PZC 23-50** Applicant Eastwood Thompson 49 LLC, property owner of 0 Riverside Drive, Map 61, Block 88, Lot 16, Zone DMRD, 54.27 Acres request for the construction of a large-scale ground mount solar array, Zoning Regulations Article 14, 275.5.

- Motion to approve made by R Blackmer 2<sup>nd</sup> by J Salce all in favor.

b. **Application Approved 11-27-23.**

**PZC 23-57** John Camelio and Kimberly owner of 597 East Thompson Rd, Map 154 Block 5 Lot 10 Zone Rural Residential Agricultural District (RRAD) request a 3 lot sub-division of property According to 2023 Amended Sub-division Regulations Article III and Article IV, Zoning Regulations Article 12, 275-12.3.

- Motion to approve made by J Salce 2<sup>nd</sup> by M Krogul all in favor.

12. Old Business  
Elect Officers

- R Blackmer makes a motion to nominate a slate of J Parodi Brown for chair, J Lenky for vice chair, R Cournoyer for secretary, 2<sup>nd</sup> by A Hill, J Salce comments that they shouldn't vote on a slate and believes it should be voted individually. Motion made by J Salce to vote individually 2<sup>nd</sup> by R Robin, R Blackmer comments that his motion needs to be voted on, because it has been moved and seconded. J Salce makes a motion to nominate J Lenky chair, R Robin vice and R Cournoyer for secretary individually. No 2<sup>nd</sup> on this motion. J Salce makes a new motion to nominate J Lenky for chair 2<sup>nd</sup> by R Robin, J Salce makes a new motion to nominate R Robin for vice chair 2<sup>nd</sup> by J Lenky, J Salce makes a new motion to nominate R Cournoyer for secretary 2<sup>nd</sup> by R Robbin, J Lenky comments that before we go any further we should look at article 6 section 35, J Parodi Brown asks him to clarify his request. J Lenky states it says that it says officers are to be voted on individually and prohibits slates J Parodi Brown disagrees on that interpretation, J Salce states that voting individually makes it simple, R Blackmer withdraws his 1<sup>st</sup> motion and makes a motion to nominate J Parodi Brown chair 2<sup>nd</sup> by J Salce, R Blackmer moves to close nomination for the chair 2<sup>nd</sup> by J Salce all in favor.
- J Parodi Brown is voted into chair with a 6 to 4 vote
- Nominations are open for vice chair R Cournoyer nominates J Lenky, J Salce nominates R Robin for vice chair 2<sup>nd</sup> by J Lenky.
- J Salce moves to close nominations 2<sup>nd</sup> by A Hill all in favor.
- J Lenky is voted into vice chair with a 8 to 2 vote
- Nominations are open for secretary R Cournoyer has been nominated twice, R Blackmer moves nomination be closed 2<sup>nd</sup> by J Salce all in favor
- R Cournoyer is voted into secretary

12. New business

Accept Commission member John Rice Resignation

- J Parodi Brown reads his letter, J Parodi Brown takes this opportunity to thank J Rice for his long commitment to the town of Thompson and with his resignation they will all have to work harder and deeply thank him for his service.
  - J Lenky makes a motion to accept his letter 2<sup>nd</sup> by A Hill all in favor
- Appoint Alternate Member to replace John Rice
- J Lenky moves to elevate B Santos to serve the rest of J. Rice's term 2<sup>nd</sup> by J Parodi Brown all in favor

13. Review of ZBA Minutes

14. Citizens Comments

- Valerie Clark asks if she missed it, she thought they were appointing alternates, J Parodi Brown tells her that they filled J. Rice's open seat and that the alternate seat will be filled by the Board of Selectmen.

#### 15. Commissioners Comments

- J Lenky comments that they need to make a motion for the chair to have a letter be sent to the Board of Selectmen notifying them of the vacant alternate seat. J Lenky moves 2<sup>nd</sup> by M Krogul all in favor
- M Krogul ask ZEO about the deed restrictions that people need to bring their deed with them when asking for a zoning permit
- M Krogul asks for clarification if they appoint by the most senior alternate They do not
- J Lenky comments saying thank you to all the commission members and that he is going to give 110% and back up the chair and wants to continue moving forward
- Planner comments that January is the month to suggest any topics they may want to review for the annual update.
- J Lenky comments stating that if they do any changes its going to cost them and it is important to do our due diligence with subcommittee meetings to get things that shouldn't be hashed out in regular meetings
- J Parodi Brown asks R Robbin and R Cournoyer if they've received the document that A Hill put together highlighting important Ct general statutes

#### 16. Next meeting January 22<sup>nd</sup>, 2024

#### 17. Adjournment

- J Lenky moves to adjourn the meeting 2<sup>nd</sup> all in favor meeting adjourned at 8:02 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.



