



# TOWN OF THOMPSON

Planning & Zoning Commission

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## PZC Meeting Minutes

Monday, September 25, 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/ckGV9lgKxiSM1-3eMANrsfY5l81W62dAyJHmZAgwkbx3L-JwaAvO6qcD9Bb1vrT7.GVZ1oEVN4S7u\\_K\\_c?startTime=1695682805000](https://us02web.zoom.us/rec/share/ckGV9lgKxiSM1-3eMANrsfY5l81W62dAyJHmZAgwkbx3L-JwaAvO6qcD9Bb1vrT7.GVZ1oEVN4S7u_K_c?startTime=1695682805000)

Passcode: Q346V&^%

YouTube:

<https://www.youtube.com/watch?v=U80MKBax4bw>

### 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 D Poplawski, R Williams, J Salce, A Hill, M Krogul, J Lenky, K Orr, J Parodi Brown, B Santos seated for J Rice, K Orr seated for C Langlois. Absent C Langlois, R Blackmer, J Rice, R Werge

### 4. Public Hearing – none

### 5. Citizens Comments

- Frank Jacques starts to talk about his proposal for economic development, the chair and the Planner thought that he was on the agenda but was not. The chair moved to amend the agenda and add him under item 13d preliminary commercial project on lot 34 route 12, 2<sup>nd</sup> by J Lenky all in favor.

### 6. Discuss public hearing and possible action.

### 7. Approve minutes.

- Motion made by B Santos to accept 2<sup>nd</sup> by R Williams J Parodi Brown has two edits on the 4<sup>th</sup> page item 5 citizens comments, strike that, that was part of the public hearing. Renumber six as five, and on page 5 there is a bullet for citizens comments and that should be changed to number six. B Santos accepts amendments R Williams 2<sup>nd</sup> J Salce abstained, M Krogul abstained, all in favor.

#### 8. Applications Received

**PZC 23-47 Applicant**, David Coman, owner of property at 0 Hagstrom Rd, Map 19, Block 85, Lot 6A, Zone RRAD, Gravel Permit Operation Renewal. Inactive Gravel Operation. Zoning Regulations 2012, Article IX, Section 5, Section F, requires yearly renewal if operation is not reclaimed. Bond is in place. Requesting fee to be waived

#### **Discuss and Approve Application**

- ZEO addresses this in her memo, and states that no work has been done. B Santos asks if this has been going on for some time ZEO states this has been going since 2006.
- ZEO offers to go out and look at the property A Hill agrees and says that they need pictures, R Williams moves to approve with the condition it gets looked at and fee waived, 2<sup>nd</sup> by A Hill, J Lenky adds an amendment that pictures are taken every year, M Krogul no, all in favor.

**PZC 23-48 Applicant** Mountford Construction Company, property owner of 2 Buckley Hill Rd, Map 59, Block 61 lot 62, Zone DMRD .82 acres, request 3 lot subdivision of property According to 2023 Amended Sub-division Article III and Article IV, zoning regulations 275-12.3 article 12

#### **Discuss and Approve Application**

- ZEO stated the complete Stormwater Management Report was not included in the packet due to the volume of pages, Summary pages and Watershed Map was included.
- Terri Gentes stated the lot is 35,000 sq/ft and applicant would like to divide it into three lots approximately 10,000 sq/ft with 90 feet of frontage. He is constructing one 2 unit building in the northern corner of the lot currently. She also states that there is public water and sewer, and they are both on their side of the street so there will be minimal disruption. They have done a storm water analysis to ensure they are meeting the quantity and quality; A Hill asks if the cut in the road for connection has been approved by the state T Gentes states it has not been approved but is in the works.
- D Poplawski states that the ZEO had some specific questions for the commission and wants to spend some time addressing them. ZEO asks about sections 3a through e, he feels that Mr Mountford has completed them, also feels that the project narrative is really good and overall, they have done a great job but the only thing D Poplawski noticed is that there is a completion date of 9-1-23 it is noted that it should be 2024
- D Poplawski states that he was skeptical about the 1<sup>st</sup> shared driveway and how it would go and has been pleasantly surprised about how well it has gone and how good the paperwork has been and is very happy with it all.
- D Poplawski moves to approve with the condition that the state approves the driveway cut in, 2<sup>nd</sup> by A Hill all in favor.

**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 to the construction of a large-scale ground mount solar array, Zoning Regulations Article 14, 275.5.

## Discuss and Approve Application

- A Hill moves to accept for public hearing at next regular meeting 2<sup>nd</sup> by B Santos, B Santos asks what is considered large scale planner states anything over 40,000 sq/ft is consider large scale according to the regulations, all in favor to accept for public hearing.

### 9. Reports of officers and staff

- a. Budget Was not sent down from Finance Office
- b. Planner
  - Planner states just a reminder next week Wednesday, October 4, 2023 is the kickoff for the 65 Main renovation and adaptive reuse planning projects. Planner also talks about the cost for annual updates online. Planner states it will cost \$4,350.00 to be split between PZC and the Selectmen's office. Also states that they should try to do this just once a year to be efficient. J Salce asks what the turn around time is because it's a lot of money.
- c. ZEO Memo

### 10. Correspondence.

### 11. Signing of mylars – none

### 12. Old Business

- a. Report of 1106 Quaddick Town Farm Road, Alamode Market
  - ZEO comments she has closed the case and if she has any complaints come up, she will readdress it
- b. Report on Arena Violation
  - ZEO states she is not ready to comment and wants to be cautious for everyone on the Arena Violation.
  - ZEO told the complainant that if there are any damages by paintballs to call state police,
  - Driveway aprons on Fabyan Rd were installed by the highway department on all driveways that were dirt or loose stone.
  - ZEO questioned parking regulations compliance requirements for private parking.
  - Quality of fencing is not in the ZEO" jurisdiction
  - Collapsed fence was repaired.
  - A Zoning Permit was issued for the shed.

A Hill comments that this is an illegal business ZEO states this is not a business and there is no paper trail of a business and it's a recreational activity on their property. J Salce asks how long ZEO has spent on this. She also states that she has talk to abutting neighbors and they don't have a problem with any of this, and that there is only one neighbor that has a problem and that this has been a waste of time. R Williams agrees and says it's an abuse of power. B Santos states that this is not an abuse of power and that if there is even just one complaint it needs to be listened to and be addressed. The Chair suggests that they table this until the ZEO is ready,

- c. UCONN CLEAR Land Use Academy Training Session  
The Chair states that the ZEO has records of all training and can be discussed with her later.

### 13. New business

#### a. Approval of Town of Thompson acquisition of a parcel of property

- Planner talks about the ongoing project in the east part of the airline state park trail, the grants that they got where mainly to move forward with the construction of a commemorative park about the Eats Thompson Train Wreck. Planner states all costs are covered by the grant and that ownership will be quickly turned over to the state.
- D Poplawski moves to approve 2<sup>nd</sup> by A Hill R Williams abstained all in favor.

#### b. Waiver for New Garage location 13 Center St – Zone LD

- ZEO apologizes site plans did not make it into the packet and they are just looking for a waiver, D Poplawski moves to approve Planner comments asking if they voted to amend that ZEO states she thinks that what was voted for is that you can waive it, Planner disagrees and is pretty sure it was removed entirely Planner will confirm. A Hill asks if they have violated the permeable surface area, ZEO states that would have to be investigated. R Williams states that he's pretty sure the foundation is in the ground already, Planner is pretty sure the commission already voted to amend that so its no longer a factor. D Poplawski keeps his motion 2<sup>nd</sup> by M Krogul D Poplawski amends his motion with the condition that they did not exceed the impermeable surface area A Hill no, J Lenky no, all in favor.

#### c. Arrowhead Rd, 3 lot approval to Build on an unaccepted Rd

- Civil engineer D Blanchette speaks on behalf of the owners Karen Quail and Jane Kuhar. They each own a double lot and they are looking for a recommendation for ZEO to issue a zoning permit. The agenda says three lots that's a typo its two lots. The lots are 12,000 sq/ft each test pits have been done and soils are great, they are looking to build two 3-bedroom homes, they do not have any approvals but are hoping for a zoning permit.
- R Williams asks if they will need a variance because the lots are 12,000 sq/ft and not 15,000, D Blanchett believes a variance is not needed because they are meeting all the setbacks just not the area, ZEO comments that the lots fall into non-conforming lots.
- B Santos says he'll support this as long as they use the same language as they did with Indian run road that the owners are responsible for plowing, and makes motion to approve 2<sup>nd</sup> by D Poplawski, A Hill no, all in favor.

#### d. Preliminary commercial project on lot 34 route 12

- Frank Jacques owns 11 acres behind the town hall and would like to do some economic development and explains that the site is good buildable land. He would like to call it Riverside Commerce Park.
- D Blanchette discusses the possibilities states the property has city sewer and water, and the possibility of building a 42,000 sq/ft industrial building and that there are many different possibilities, and all depends on the demand of what companies need. R Williams thinks it's a great use of the land J Salce loves that its not in the farm land, Frank Jacques asks for a letter of support from them, J Lenky makes motion to have ZEO and Planner to work on an endorsement of the project 2<sup>nd</sup> by J Salce, K Orr states that there is a lot of vacant shops and the town does not need more shopping malls, J Lenky explains its not a mall K Orrs heard strip mall term used and F Jacques says he should have used the word professional building. All in favor

### 14. Review of ZBA Minutes

15. Citizens Comments

- Valerie Clark asks why items were missing in the agenda and packet. J Parodi Brown explains that we all do our best.

16. Commissioners Comments

- A Hill brings to the commission's attention several bad accidents at the corner of Buckley Hill Road and route 12 and with all the building approvals that they need traffic lights. Planner talks about how to go about getting it and that it needs to go through the state. Planner states that she will keep an eye on grants.
- K Orr asks about Buckley Hill bridge project Planner states that some grant money was awarded but not enough but she wasn't part of that grant, so she doesn't know all the details.
- M Krogul asks about combining existing lots and why you have to adjoin lots and says its wrong, Planner thinks the answer is that when you have lots that are non-conforming you are making the lots more buildable for the owners and safer for the community.

17. Next meeting October 23rd at 7 PM

18. Adjournment *J Salce moves to adjourn all in favor.*

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.



