



# TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive  
P.O. Box 899  
North Grosvenordale, CT 06255  
PHONE: 860-923-9475  
E-MAIL: [planner@thompsonct.org](mailto:planner@thompsonct.org)  
[www.thompsonct.org](http://www.thompsonct.org)

## PZC Meeting Minutes

Monday, October 23<sup>rd</sup>, 2023 at 7:00 PM

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

Listen on Zoom:

[https://us02web.zoom.us/rec/share/kCeF7o26UrOah9efYW9JMdaTMSX\\_1wvj9zCC6eqyEkowYxh6wE7YQ8OLCQblQCID.yC\\_kESAeQe2e31rm?startTime=1698102011000](https://us02web.zoom.us/rec/share/kCeF7o26UrOah9efYW9JMdaTMSX_1wvj9zCC6eqyEkowYxh6wE7YQ8OLCQblQCID.yC_kESAeQe2e31rm?startTime=1698102011000)

Passcode: ^Ygq0iP?

YouTube:

<https://www.youtube.com/watch?v=36n90NK7v3s>

### 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, C Langlois, D Poplawski B Santos, J Lenky, R Williams, A Hill, J Parodi Brown K Orrs, B Santos seated for J Rice, K Orr seated for J Salce, absent R Werge, J Salce, M Krogul (Mike Krogul entered the meeting at 7:21, online).

### 4. Public Hearing

**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.

- The chair states that the applicant is asking for a postponement until next month's meeting, the chair makes a motion to postpone the meeting to next month's regular meeting November 27<sup>th</sup> 2<sup>nd</sup> by J Lenky all in favor.

### 5. Discuss public hearing- none

## 6. Citizens Comments

- Valerie Clark comments that we ended the last meeting with her stating that we have wasted a lot of time and effort on the arena topic and is disappointed that it was not reflected in the minutes and that it was back on the agenda.
- K Beausoleil of 21 Walker Drive comments and asks about the request coming back from the Board of Selectmen that he made for the clarification on the airline trail property and states that he did not see it on this meeting agenda, the chair confirms that it will come up in this meeting. K. Beausoleil also states that it was great it was approved but there was no description of the property.

## 7. Approve minutes.

- J Lenky requests that his comments about the interchanges especially Buckley Hill road to be put in commissioner comments section from last month's meeting, J Lenky moves to accept minutes with his amendment 2<sup>nd</sup> by R Williams with his own amendment that he commented the sports arena does not fit the criteria under item 12b in the minutes and that the subject was closed in a subcommittee meeting and should not have come back up. R Blackmer abstained B Santos abstained all in favor.

## 8. Applications Received – none.

## 9. Reports of officers and staff

### a. Budget

- D Poplawski comments there are not questions on the budget and the Planner will talk about online code

### b. Planner

- Planner comments they got the estimate last month for the supplement it is four thousand three hundred dollar's states that at that time it was assumed that that would be split between the commission and the selectman budget also states that she spoke with First Selectman Amy who confirms that it will be taken out of the software budget this year and that there is room in the budget for it and that's her intention moving forward. Planner states that cost was based on volume and it's not a flat fee, and to keep this to once a year unless necessary. D Poplawski comments and clarifies that if elected as secretary for next year that he doesn't have to budget for that because it will be taken out of the software budget, Planner states as of right now that's how it appears but to just have it in the back of his mind.
- Planner goes back to Ken's comment the board of selectmen did take the 8-24 approval of that acquisition of the Butlers' property to their meeting on the 17<sup>th</sup> but as Ken indicated the selectboard kicked it back because the record in the minutes was not detailed enough. Planner suggests that the commission votes to amend the agenda to include approval of language to approve the acquisition of a parcel of land in accordance with CT general statutes 8-24 at the address of 343 Sand Dam Road map lot block 135/1/2 a portion of that parcel containing twenty eight thousand eight hundred eighty square feet of area shown as parcel A on a plan and titled "Property survey prepared for the Town of Thompson, East Thompson Road Thompson CT by J&D Civil Engineers LLC dated June 9<sup>th</sup> 2023." Planner suggests to do it on a voice vote since the prior vote was unanimous except that R Williams abstained due to being a member of the Rod and Gun club
- J Parodi Brown moves to amend the agenda to include item 12d under old business approval of language as read by the Planner 2<sup>nd</sup> by C Langlois all in favor

- c. ZEO Memo
  - ZEO comments all she has to say is in her memo and that she wants to add one thing to new business, that there is an issue at 372 Riverside Drive.
  - The chair moves to add item 13e under new business 372 Riverside Drive 2<sup>nd</sup> by B Santos all in favor.
- 10. Correspondence.
  - a. Town Of Douglas Planning Board Public Hearing
  - b. Town Of Douglas Planning Board Public Hearing
  - c. Town Of Webster Public Hearing
  - d. Town Of Douglas Planning Board Public Hearing
- 11. Signing of mylars – none
- 12. Old Business
  - a. Land Use Training Saturday October 28, 2023 9am to 2pm  
Registration link <https://s.uconn.edu/2023luabasicip>
  - b. NECCOG Land use Training Wednesday, November 29, 2023  
Registration contacts [jim.larkin@neccog.org](mailto:jim.larkin@neccog.org) or [delia.fey@neccog.org](mailto:delia.fey@neccog.org) 860-774-1253
  - c. Report on Sports Arena Violation
    - The chair comments before turning it over to the ZEO that he wants to state that he received correspondence from Attorney Mead regarding this topic and would like to have it added to the file.
    - ZEO states she sent Attorney Roberts legal opinion and they searched through the regulations and her conclusion is that there is no zoning regulation that will legally back up a cease and desist violation for the personal recreation use at 11 Hagstrom Road, ZEO continues to comment that additional support to this decision was action of the PZC Subcommittee recreation usage meeting on April 26<sup>th</sup> 2023 in which B Santos started with a motion to terminate the meeting stating that there was no need for additional regulation for private recreational use. This indicates that the commission is finished with this topic. There were other issues that were also addressed. ZEO has told neighbors that issues with stray paint balls to call state police and any issues with paint balls on the road to contact the DPW director.
    - M Krogul entered meeting at 7:21 online
    - ZEO continues her comment to say that she saw DPW Director last Thursday and confirmed that the driveway apron they put on was sufficient for the highway department. ZEO also states that the mesh and fencing do not require a zoning permit also comments that anyone may appeal her decision to the ZBA.
    - Planner comments that she reviewed this with Cindy and she agrees.
    - J Parodi Brown comments thanking ZEO for all her hard work and valuable time she spent on this and for her thoroughness and clarity on this topic.
  - d. Approval of language on Butlers property as read into the minutes earlier by town Planner.
    - Motion made by D Poplawski 2<sup>nd</sup> by R Blackmer. J Lenky asks if there is going to be a detailed plan with the language, Planner states that yes there is a precise detailed plan. All in favor.
- 13. New business
  - a. Meeting Calendar

- It is suggested that the December 23<sup>rd</sup> meeting be moved to December 16<sup>th</sup> Motion made by J Lenky to change date to the 16<sup>th</sup> 2<sup>nd</sup> by R Williams all in favor.
- b. Review on bylaws
  - ZEO comments that's just for anyone who wants to look at them and maybe bring something up at the November meeting.
- c. 65 Main Street Small Business Center Public Food Forest Planning Project meeting discussion
  - Planner starts off with thanking everyone who showed up that evening and states that that was the kick off to a year long series of workshops to help plan the future operation, the next one will be November 9<sup>th</sup> it's an open invitation and people need to RSVP for this one by Friday November 3<sup>rd</sup> [planner@thompsonct.org](mailto:planner@thompsonct.org)
  - J Parodi Brown comments that it was very informative and he was impressed with the evening
  - B Santos comments that this is a very important project, and it makes a statement to our young people and community that the commission is committed to the community.
- d. Zoning Review
  - 1, Rodney Brooks Preliminary Discussion of amendment to Zoning Regulation, Article 14 §275
    - ZEO comments that R Brooks owns several little lots out there and he was wondering how long a person can park a trailer for on those lots, ZEO told him the regulation was amended to from April to December, ZEO states she distinctly remembers having the health department there asking if it is acceptable how they dispose of brown water and sewer and they said yes and that's when the commission made it from April to December and he was asking why it was so long. He was supposed to come in and talk about it tonight but was not there, ZEO states that she explained his options to him.
    - C Langlois comments stating that consistency works best for the community that things can be confusing when changing regulations
    - Planner comments that a lot of time was spent on this topic.
    - J Lenky comments that there are some areas that go from March to December and agrees with C Langlois
    - R Williams comments agrees as well and says people shouldn't be told when they must pull their trailer off the property
    - D Poplawski confirms that this person wants the time frame shortened
    - J Parodi Brown comments that unless there is a compelling reason to change there's no reason to change it. ZEO also commented that she has gotten no complaints.
    - M Krogul comments they should make it longer.
    - J Lenky comments that trailers are winterized and there a system people can rent and takes care of everything, so it doesn't freeze but the bottom line is people's rights.
- e. Discussion of Kennel, Commercial/Non-Commercial
  - ZEO states that she spoke with a man that would like to have a non-commercial kennel at his home and states that there are only two districts that allows kennels and believes that that was the intentions of the commission that they did not want kennels anywhere else. ZEO also states kennels can be irritating to neighbors and it's a very touchy subject.
  - J Lenky comments asking how they would consider and or figure out what sound decibel would be acceptable.

- J Parodi Brown comments stating that if people are doing things in a way that people don't know it's not intrusive.
- ZEO asks what to tell the clerk to do because she's the one issuing the license J Parodi Brown states that it's not permitted in their zone.

f. 372 Riverside drive

- Tenant currently has a retail business and wants to put a trailer on the property and open a stationary food business in the trailer. ZEO stated trailers are not permitted in any Zone.

14. Review of ZBA Minutes

15. Citizens Comments

- Valerie Clark comments thanking the ZEO for bringing the issues that have been laboring this town to a conclusion.
- R Jameson 56 Talon Rd comments that he is in favor of the solar field

16. Commissioners Comments

- R Williams states that they talk about box trailers and that it states that box trailers are not allowed and states that they did not vote on this and that they are no different than a garage, Planner believes this was before he came on the board and R Williams distinctly remembers talking about it and believes it should not be in there, the Chair comments and states it can be on the agenda for future discussion.
- M Krogul is confused about the food trailer asking questions if it's on wheels and believes that they should not be telling people what they can or can't have on their property, J Lenky comments that it's a fifth wheel trailer, B Santos comments that if you change its use it's a decision for the health department and fire marshal C Langlois agrees with B Santos.
- C Langlois comments thanking the commission for being able to serve with them
- J Parodi Brown also comments thanking Ms Langlois for the dedication and consistency to the committee

17. Next meeting November 27<sup>th</sup> at 7 PM

18. Adjournment

Motion made by R Blackmer to adjourn 2<sup>nd</sup> by C Langlois meeting is adjourned at 8:07

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.