



TOWN OF THOMPSON

Planning & Zoning Commission

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PZC Meeting Minutes

Monday, November 27th, 2023, at 7:00 PM

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

Listen on

Zoom:

https://us02web.zoom.us/rec/share/liqC62g-oq8nM8ZtBmJXKV7glEY7FW8w_8RsKQVWGB16VnaYuQBcqENBe4IltC7g.HyePBlvVBx3KywXo?startTime=1701129607000

Passcode: qXZ*68Ta

YouTube:

<https://www.youtube.com/watch?v=iGSmio0KasM>

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 - A Hill, M Krogul, R Robin, J Salce, B Santos, J Lenky, R Cournoyer, J St Onge, R Blackmer, R Williams, K Orr B Santos seated for J Rice

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.

- D Held professional engineer for Provost Rovero Inc. presents the application. D Held comments to the commission that this property had a special permit application he believes in 2016 for a small solar array with a slightly different design but was never constructed due to complications, which are now resolved. D Held explains the site states of the 54 acres the solar array is going to be about 45,000 sq/ft. The total

disturbed area is under 5 acres. D Held comments on how much frontage is there and states that they will access the site through the utility easement along a crushed stone driveway. He states they have approval from wetlands. He explains that this solar array will mainly power 962 Riverside Dr. Any excess power will be sold back to the grid, he explains that there is very little disruption it will not be seen other than the access road. He continues to explain they are proposing a Balancing Ballast system and explains the system and how it goes together, it's all recyclable you don't need a lot of heavy equipment there's very little soil disruption. He explains the restoration of the site and how you simply pick everything up and let vegetation grow. D Held goes through town regulations and explains why he believes they meet the regulation criteria. Reiterates that neighboring properties will not be able to see the solar array and will not affect property values and that the solar will not use any public services or create any waste.

- J Salce asks how long this system has been used for and about the weight of the containers and states she's concerned about them blowing over.
- D Held explains the system has been used for about two years and the weight of the buckets are roughly 300-400 lbs. panels themselves are about 15 lbs.
- R Williams asks what the life expectancy is and if there are any other plans for the property
- D Held explains forty years on the panels and states he does have another project planned but will come on a separate permit.
- K Orr asks what the tax revenue would be for the town, it is undetermined A Hill does comment saying there is another solar array in town that does create a lot of tax revenue.
- B Santos ask if this is a Direct buy ownership or PPA
- Applicant Mike Licamele explains that all the projects are under 20-year initial power purchase agreements and that the plan is because these projects last at least 40 years to have a merchant rate for the remaining years.
- B Santos asks if there is language in the contract that state at the end of 40 years if certain people need to come decommission it?
- M Licamele explains that yes there is at the end of 40 years but also expects it to always be used
- B Santos asks about the interconnection with Eversource
- M Licamele states everything is in the works with Eversource and believes they will be fine.
- B Santos asks about signage.
- D Held states it will be done to code.
- R Cournoyer ask about financing and credits how electric will be sold back to the grid
- D Held explains that Eversource is financing, and the system is interconnected with Eversource

5. Citizens Comments

- Paul Lenky expresses his concern for a refueling pad for construction equipment and comments that some of the driveway should be asphalt and where he thinks signage should be on the main road.
- Dianne Jamison 490 Sunset Hill Road comments saying that this is a great project and fully supports it.

- Sally White 308 East Thompson Rd asks to verify how much space the solar array will take its confirmed 1 acre and she also asks about the other project D Held explains it is not proper in this setting to talk about it.
- Paul Lenky comments that this project was supposed to start in 2014 but it was pushed off due to other problems but that it is a good project and needs to be done.
- B Santos asks about bonding for restoration D Held explains the town will be able to reevaluate the bond on a five-year basis
- B Santos asks if it's PPA because if it is that means you don't own the equipment D Held explains understands it to be owned equipment by the developer. B Santos recommends either way to the Commission that a bond for sixty thousand dollars and to add verbiage for vegetation, stabilization, and removal of. And the Commission can reevaluate it in five years.
- J Salce states she agrees with Paul Lenky on the refueling pad and about some of the roadway being paved
- K Orr comments saying she thinks it's a great project and asks to keep them updated on the interconnection
- A Hill comments that once the gravel driveway is in place it will be compacted and interlocked.
- R Blackmer states the driveway skirt will start a way up because the beginning of it already is a driveway.
- Motion made by B Santos to close public hearing 2nd by A Hill all in favor.

6. Discuss public hearing.

- R Williams makes motion to approve application 23-50 - 2nd by J Salce
- B Santos proposed a condition for a sixty-thousand-dollar bond with the ability to reevaluate every 5 years and to cover vegetation and removal of equipment.
- R Williams amends his motion with B Santos verbiage 2nd by J Salce
- J Salce states she also wants to have the refueling pad added in the condition in the parking area
- R Williams comments he doesn't understand why there needs to be a refueling pad.
- R Blackmer comments that the work they are doing up there is so small whatever they are using for equipment they'll probably fill up once use them there and that's it.
- J Salce comments she understands that, but this is for the just in case.
- Motion Made by J Salce with the condition of a refueling pad 2nd by M Krogul, R Blackmer agrees says yes but doesn't understand why its need all in favor.
- J Lenky makes motion for where signage should be to warn people where construction vehicles will be coming in and out 2nd by J Salce
- R Williams amends his motion with conditions all in favor

7. Citizens comments

- Sally White 308 East Thompson Rd comments it will be interesting to see what the 2nd project entails if it will be as appetizing as this one or not as appetizing but easier to accept because of this one.
- Valerie Clark comments on the October minutes to ask Mr. Jamieson what his address is because she believes it's not listed correctly.
- Robins 591 East Thompson Rd asks when she is supposed to make comments on an application later on the agenda J Parodi Brown explains that now is the time.
- B Robins is questioning application 23-57 and the size of the lot and the labeling of the lots and why they start with certain letters and is questioning the frontage and the effects on 5-mile river and knows they have been approved by wetlands.

- J Parodi Brown thanks her for her questions and hopes the applicant goes over them at their time.

8. Approve minutes.

- R Blackmer moves to accept 2nd by A Hill
- B Santos and R Williams both ask the same questions about what V Clark was asking about earlier on Jamieson's address it has been confirmed that he has left though.
- All in favor J Salce abstained.
- Planner confirms Jamieson's address is 56 Taylor Road

9. Applications Received

PZC Application 23-55 –Jeffery Humes owner of 374 Thompson Rd, Map 105, Block, 40, Lot 13, Zone Thompson Common Village District (TCVD) request a Zoning Permit with Commission Site Plan Review to operate a Country Inn with onsite events in accessory structure, Zoning Regulations Article 9, Section 275-9.2 Table of Permitted Uses #9 and Article 2, Construction and Definitions, Country Inn
Action - Zoning Permit with Commission Site Plan Review Discussion

- J Humes states what he is looking to do and that's small events in the back yard they are looking to have up to sixty people small parties like bridal parties, tea parties etc..... They are looking to update their septic system, add on to the barn where events will be for caterers and add a couple bathrooms updated heating and cooling, neighbors are also willing to accommodate with parking.
- R Blackmer states his concern about parking
- ZEO comments that the bottom line is the parking plans need to be confirmed and the handicap area needs to be paved. She also states she has nothing from NDDH.
- J Humes comments that they have oversized everything with the septic system
- ZEO comments she needs in writing the neighbors that will be helping with parking.
- J Salce ask what kind of events and if he wants entertainment
- J Humes confirms that this will be a come in sit down kind of events and is not looking for a liquor license
- R Blackmer asks about the building in back, J Humes explains that's the barn where they will have events and that the add on, they want to do is mainly for caterers to have a lay down area, J Humes also states he's looking into what he needs for a sanitary area, counter tops etc.....
- J St Onge comments that he doesn't necessarily need a food service permit because that will be held by the caterer.
- ZEO asks if he will need a Red Book J St Onge confirms he will and ZEO will sign off on the Red Book
- B Santos asks when he thinks it will be appropriate time to put it back up for review.
- J Parodi Brown recommends this to be tabled till the December 27th meeting
- R Williams confirms what information is needed for the next meeting on parking, and the board of health. R Williams also states his concern this could take longer.
- J Parodi Brown explains options if that happens.
- J Parodi brown makes motion to table until January 22nd, 2024, 2nd by M Krogul, J Lenky ask why we're pushing this through with a motion in concern with the time frame, J Humes explains he will be able to get it done. R Blackmer yes, R Cournoyer yes, J Lenky no, B Santos yes, J Salce yes, M Krogul yes, A Hill yes, R Williams yes, J Parodi Brown yes

10. `PZC Application 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.

- J Blanchette professional engineer explains the lot its acres, the proposal is to subdivide into 3 lots with shared driveway. She explains the existing driveway is set up for a shared driveway and that it used to be a gravel haul road and they will be widening the driveway in some areas. She states that they have all approvals with NDDH and Wetlands and that it has very low impact. She also states that the shared driveway easement that's in the subdivision regulations there is a sample template and has given it to J Camelio to give to his attorney to use appropriately. J Blanchette also states that everything is outside the flood zone so no flood insurance is needed.
- A Hill asks if there could be any future development on this land.
- J Blanchette states most likely not.
- ZEO asks in relation to the comments what is the acreage and shows the assessors map.
- J Blanchette explains that the assessor's map is not always right on and that there were some line adjustments that had been made etc...
- B Santos asks what we did for ownership of maintenance and plowing of shared driveways, J Parodi Brown explains it's in the statements, J Blanchette confirms it's in there.
- B Santos makes motion to approve 23-57 with condition that the declaration easement for driveway and utilities be filed with the land records along with the mylar 2nd by J Salce all in favor.

11. Reports of officers and staff

- Budget
- Planner

- Hard copies of the zoning regulations that match the online code have been made for the Commissioners.
- Thank you to those who showed up at the 2nd workshop for the 65 Main planning project the next one is scheduled for the 20th of this month at the library.
- Toy drive started today and goes through the Friday before Christmas, its 2 separate toy drives one for TEEG, through the 15th and one for Toys for Tots which will go one week longer.

- ZEO Memo

12. Correspondence.

- Season Greetings from Thompson Senior Citizens Club
- CT Federation of Planning and Zoning Agencies Quarterly Newsletter
- Town Of Douglas Planning Board Public Hearing

13. Signing of mylars – none

14. Old Business

- Vote on approval of 2024 meeting schedule

- J Parodi Brown comments he believes the schedule was voted on at the October meeting. ZEO confirms we did not vote on the schedule
- R Blackmer moves to approve all in favor

- Review of Commission members training requirements

- ZEO states that the State made a law that all Planning & Zoning Commissioners need 4 hours of training for the position. She states that there are programs that they were able to attend through out the year and that she has done her best to record all of it and goes over what everyone has for hours. Seven Commission members signed up for NECCOG Training on Wednesday, November 29, 2023 at the Putnam Town Hall.

15. New business

- a. Bond approval for delay in stabilization of groundcover – 52 Becola Rd
 - ZEO states she got a call from Copeland Builders and says that they won't be able to stabilize the lawn by the spring and knows the regulation requires a property bond and has brought the bond in already.
- b. Review By-Laws
 - J Salce makes motion to accept by-laws 2nd by M Krogul all in favor.
- c. Elect Officers
 - Motion made by R Blackmer for J Parodi Brown as chair R Blackmer vice chair J Lenky for secretary, Motion made by J Salce for J Lenky to be chairman R Blackmer vice chair and R Cournoyer as secretary 2nd by R Robin A Hill amends that motion to have J Lenky explain to the commission why he is the best candidate for this position 2nd by M Krogul, J Lenky withdraws his name, but rescinds his withdrawal before the vote on the motion regarding the candidate statement. A Hill yes, M Krogul yes, R Robin no, J Salce no, B Santos abstained, J Lenky no, R Cournoyer no, R Blackmer yes, R Williams no, J Parodi Brown abstained,
 - Motion made by J Salce to close nominations 2nd by M Krogul all in favor.
 - J Parodi Brown accepts his nomination for chair, J Lenky accepts his nomination for chair, R Blackmer accepts his nomination for vice chair, R Cournoyer accepts his nomination for secretary, J Lenky does not accept the nomination for secretary, R Blackmer nominates B Santos for secretary but cannot because he is an alternate.
 - R Blackmer moves to table the election till next month's meeting 2nd by R Robin, M Krogul confirms nominees, R Blackmer yes, R Cournoyer yes, J Lenky yes, B Santos no, J Salce no, M Krogul no, A Hill no, R Williams yes, J Parodi Brown abstained. The vote for officers is tabled to the December meeting.

16. Review of ZBA Minutes

17. Citizens Comments

- Bill Warner comments he thinks it would be easy to update the bylaws to say you have to have a seated member be an officer.

18. Commissioners Comments

- J Salce asks why we can't do what was suggested by B Warner, J Parodi Brown says they can't because they just voted to adopt the bylaws as presented at the beginning of the meeting.
- R Williams welcomes new members and states he brought something up about the box trailers at the October meeting, but he was wrong
- M Krogul comments that sometimes there are deed restrictions that will forbid homeowners to do certain things

19. Next meeting December 27th at 7 PM

20. Adjournment

- J Salce moves to adjourn 2nd by A Hill meeting is adjourned at 9:17

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.

