



TOWN OF THOMPSON

Planning & Zoning Commission

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PZC Subcommittee Meeting-Annual Zoning Regulations Update Discussion

Monday, August 15, 2022, 7:00 PM

ZOOM Meeting

View Zoom recording: <https://us02web.zoom.us/rec/share/4Ty5OZQeGsEwsMFRbif50hFyd6rbK4-Rrr4LEzRSVLMxIT1rKHfc42nmowONL0e.InlUwqdhQEK8TLji?startTime=1660604472000>

Passcode: &i55!^3#

View YouTube recording: <https://www.youtube.com/watch?v=AXxyid2N9U>

Minutes

1. Call to Order, Roll Call – Call to order 7:02 p.m

Members attending: J. Lenky (serving as chair for the evening), A. Hill, C. Langlois, K. Orr-Lavack, J. Salce, B. Santos, R. Williams

Staff attending – T. Penn-Gesek, Director of Planning & Development; C. Dunne, ZEO

2. Discussion - Annual Zoning Regulations Update

The subcommittee members review a 15-page memo prepared by the Director of Planning & Development, with additional comments provided by the ZEO. The purpose of the meeting is to review the items identified as potential topics for the annual update to the Zoning Regulations, rather than to discuss the details of the items in depth. The commissioners are asked to come to a consensus on the broad topics as to whether they should be on the application for the Regular Meeting on 22 August to accept for Public Hearing, postponed to a subsequent update or left unamended.

The topics to be included on the annual update application are:

- Article 2 Section 3 Application of Regulations
- Article 4, Section 4, Sub-Section 5 – Household Domestic Fowl
The proposal is to replace this text with a new subsection titled As-of-Right Poultry and Livestock. The recommended text represents the consensus of the Agriculture Commission
- Article 4A, Section 3, D Frontage and Setback Requirements (RRAD)
- Article 4A, Section 4, D – Livestock
- Article 4B, Section 3, E, 1 – Existing Non-Conforming Lots (CRD)
The ZEO is recommending a change regarding the calculation of the setbacks for these properties in this district, but also where similar constructions are found in the DMRD and LD
- Article 4D, Section 3, D – Frontage and Setback Requirements/Public Water & Sewer (BDD)
- Article 5A, Section 6 Wireless Communications
- Article 5B, Section 6 – Signs
The PZC is being asked to consider adding a fee specific to a sign permit
- Article 7 Definitions
The consultant on the online code project has raised questions regarding the definition of Rest Homes, which the PZC must resolve to facilitate that ongoing initiative
- General Topic: Tables of Uses/all districts

The online code consultant has a question regarding the formatting of the tables throughout the document, which the PZC must resolve in order to move that project along.

The ZEO is also requesting that the PZC look at the three levels of review for all uses (Simple zoning permit/Permit with Site Plan Review by Commission/Special Permit), to determine whether the current level of review is appropriate in all cases. Some may be able to be relaxed, to improve the efficiency of the application process.

- General Topic: Net Buildable Area

The Wetlands Agent has asked for a review of this concept, with a possible goal to add it back into the Zoning Regulations. Input has been received on this topic from the Wetlands Agent, J&D Engineering and the Director of Planning & Development, for the consideration of the PZC.

The full memo to the Commission with the suggested changes and edits, and comments from staff, will be published as a stand-alone document on the Planning & Zoning Commission page of the Town's website before EOD on Tues 16 Aug. The Public is invited to email comments on the proposed changes to the Director of Planning & Development: planner@thompsonct.org. Comments will be compiled into a review document for the PZC to have at the Public Hearing once it is scheduled.

3. Adjournment – 9:38 p.m.

Respectfully Submitted,

Tyra Penn-Gesek

Director of Planning & Development