



# TOWN OF THOMPSON

Planning & Zoning Commission

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Topic: PZC Subcommittee Meeting - Annual regs revision discussion

Time: Jul 5, 2023, 07:00 PM Eastern Time (US and Canada).

Zoom Recording: <https://us02web.zoom.us/rec/share/ew0xxFvngMDCKYVjO6fihGZ801J9dWQ24tMDCT6y2pbb5pJpP7sSOf3vNJ-Ea0ne.RZycxKi0ZlPdLPaV?startTime=1688598201000>

Passcode: 2z@MCq?2

YouTube Recording: <https://www.youtube.com/watch?v=vSGvSRBgLIA>

## Minutes

### 1. Call to order: 7:03 p.m.

**Roll Call: Members attending** - D. Poplawski (acting as Chair), A. Hill, J. Lenky, K. Orr-LaVack, J. Salce, B. Santos; R. Blackmer enters around 7:15. **Staff attending** – C. Dunne, ZEO; T. Penn-Gesek, Director of Planning & Development

### 2. Discuss possible action

The subcommittee reviews a discussion draft prepared by T. Penn-Gesek for the meeting. Three main topics are addressed:

- Instances of the term “character” throughout the regulations. Use of that term in zoning regulations was disallowed by legislative changes passed in 2021. T. Penn-Gesek has suggested alternate language in each instance, to clarify the intent of the text. The consensus of the members is that the changes presented are acceptable.
- Adjustments to regulatory language regarding fences, specifically regarding setbacks. The topic was brought to the attention of the PZC by a resident at a meeting earlier in the year. After discussion, the consensus of the members is that they prefer to leave fences under 7 ft in height as a use not requiring a zoning permit; but, language is added in Article 4, Section 4, 4, Fences which articulates strong recommendations to property owners that they maintain minimum 1-foot setbacks from the property line.
- Changes to the language in Article 5B Section 2 – Flood Damage Prevention. CT DEEP has communicated some small but required edits to the text, which must be adopted prior to the adoption of the new Flood Insurance Rate Maps by FEMA on 7 Sept 2023.

The PZC also discusses possible edits to some of the definitions, suggested by A. Hill. B. Santos suggests alternate language for the definition of Fence, which the members find favorable. Further research is required regarding the definition of Accessory Apartment and the implications of Public Act 21-29. T. Penn-Gesek will review the text of PA 21-29 and include her findings in an updated draft of the suggested findings, ahead of the July regular meeting.

Following the subcommittee meeting, T. Penn-Gesek will update the draft of the proposed changes and file the application for the public hearing with the ZEO, for acceptance at the July regular meeting. Following the acceptance of the application, the draft will be posted for public comment until the August regular meeting.

### 3. Adjournment – 8:45 p.m.

Respectfully submitted

Tyra Penn-Gesek  
Director of Planning & Development