



# TOWN OF THOMPSON

Planning & Zoning Commission

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## Minutes

Monday, May 22, 2023 at 7:00 PM

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

### Listen ZOOM Link

<https://us02web.zoom.us/j/88919263868?pwd=d1FWYjhvZnlJSDhGejZ2eTRxUk9ldz09>

Meeting ID: 889 1926 3868

Passcode: 875432

YouTube link:

<https://www.youtube.com/watch?v=q-Llh1JNAx8>

1. Call to Order 7:00 pm
2. Roll Call, Seating of Alternates

*John Rice, John Lenky, Charlene Langlois, Micheal Krogul, Ray Williams, Jane Salce, Alvan Hill, David Poplawski, Brian Santos seated for Joe Parodi.*

Absent: Joe Parodi, Robert Werge, and Kies Orr

3. Public Hearing

**PZC 23-07 Applicant Jason Lavallee**, 0 Riverside Rd (corner of Riverside Rd and Azud Rd) Map 67, Block 53, Lot 1H and 1G, Zone TCCD, owner Lavallee Construction, LLC, Rich Rd, North Grosvenordale, CT. Special Permit request for construction of multi-family dwellings under Zoning Regulations Article 4E, Section 2 #30.

### Action continue Public Hearing

Janet-Blanchette, of J& D Engineers and applicant's representative states that her Colleague Daniel Blanchette gave a full presentation on the project last month. At that meeting we didn't have wetlands approval and asked the commission to continue the public hearing. She explains phases of construction. The project will take ten years to complete but hope to do it faster. J. Blanchette stated-application has all approvals except PZC. She answers questions from last month's meeting about the wells, explaining there will be one shared well to start and that the aquifer will be recharged without any problem. She stated the natural fence will be unnecessary due to the difference in grade and the fact that they are leaving 45% of the land natural with a very large wetlands area that will act as a 200 Foot buffer.

A Hill asks if any letters of concern have come through. ZEO Dunne reads the letter received for the record. Jason Lavallee explains that the concerns of the letter are misinformation.

J Salce asks about the natural fence Janet Blanchette explains again why that is not necessary. Citizen Laura of Pompeo Road is concerned about temperature increases.

J Salce asks how much the monthly rent Jason Lavallee states is \$1800.00.

Motion was made by David P and seconded to close the public hearing all in favor.

**Meeting Notation Due to an oversight Meeting recording was started at 7:40 pm**

**PZC 23-14** Applicant Rene and Lynne Morin of 130 Pompeo Rd, representing certified petition signers to request designation of Pompeo Road as a Scenic Road according to Town of Thompson Ordinance No 10-042, THE DESIGNATION OF SCENIC ROADS.

### **Action – Open Public Hearing**

Rene Morin starts by removing himself as a town official and reiterates that he is speaking on behalf of the people of Pompeo Rd.

R. Morin talks about the beauty of Pompeo Road, how lovely and picturesque the road is and about his history of the road.

R. Morin read excerpts from a letter from seven years ago directed to Past PZC Chairman Greg Lee and the concerns of a solar field and the negative impact it would have on Pompeo roads beauty. R. Morin states that there is no objection to people putting solar panels on their homes.

The application has 58 signed petitions representing over 70% of the people on the street. R. Morin shows many pictures of the beauty of the street. Rene states that Pompeo Road meets 5 of 6 items on the criteria list in the Scenic Road ordinance. A Hill asks R Morin if he's afraid of a solar field going in R Morin says stated yes. A Hill states that it will never happen because of the type of electrical service on Pompeo Road.

A Hill also clarifies with R Morin that Pompeo Road is wider than what he stated. R Morin explains he did not know exactly where to measure from. B. Santos states that it is measured from curb to curb. D Poplawski asks about what the conditions they had put on Lowell Davis Rd, Brian S states that it was defining the public way and was defined as face of wall to face of wall.

A Hill also clarifies with R Morin that Pompeo Road is wider than what he stated. R Morin explains he did not know exactly where to measure from. B- Santos states that it is measured from curb to curb. D Poplawski asks about what the conditions they had put on Lowell Davis Rd, B Santos states that it was defining the public way and was defined as face of wall to face of wall.

### **Citizen's comment**

- **J. LaRochelle of Pompeo Rd** - Concern about making it a scenic road and not being able to maintain things on their own property without a permit. B Santos states that's not how it works.

ZEO Dunne reads the ordinance and explains that that is not how it works. Property owners are able to maintain property even though it's a scenic road.

- **Cheryl Pompeo** speaks that they are against making Pompeo Road a scenic road. She talks about how much land they own on Pompeo Road and that they are getting old and looking for other ways to make money with their land in their older years. She feels very strongly that the board should not make Pompeo Road a scenic road. She's asks for a traffic survey to be done because of the increasing traffic on the road.
- **Arthur Holmes** representing Pompeo's speaks about solar. And talks about possibly putting solar further into a wooded area. And that the panels would be screened from any view. Arthur states that this would supply 400 to 500 homes with clean renewable energy. J Rice asks where they would be able to hook up Arthur says Eversource would run 3 phase lines. John R ask what impact that would have on the scenic view Author says that it will be screened, John R also asks how that not violates section 7-149A says no commercial. Arthur states that it is permissible within this zoning. J Rice states that if the road becomes scenic that would take this off the table.
- **S. Olszta** of 148 Pompeo Road expresses concern that people in other communities have suffer with well and septic issues because it disturbs so much ground. Arthur briefly explains that only 6 feet of ground is disturbed and there is a water collection system that would need to be approved by wetlands.
- **I George Bushwa** He states that he bought land off the Pompeo's under the circumstance that they farmed it and is recorded in their deed.
- **Valerie Clark** 105 Alm Road asked if her letter was received, ZEO Dunne reads the letter,
- **Valerie Clark** she asks if there will be an issue because the whole meeting wasn't recorded The Planner states that the solution is to note at the beginning of the minutes that the recording is incomplete, and starts at 7:40 p.m..
- **Laura Hackett** of 194 Pompeo Road supports the application, the people on the road maintain their property beautifully.
- **Cheryl Pompeo** replies with how busy the road is and asks for a traffic survey.
- **James Brown** 255 Pompeo Road asks how this will affect the tree trimming program J Rice and J Lenky state that there is an easement to trim trees close to power lines.
- **Valerie Clark** 105 Alm Road ask about how to measure the traveled portion of the road Brian S states measure from wall to wall.

D Poplawski asks about a letter from DWP. ZEO Dunne stated she received a letter of approval from DPW but cannot find it at this time. Letter will be placed in record.

## Citizen Comment

- The citizen of 317 Pompeo Road states that his family has lived on that road since the 20's and it's always been farming country and is for the road becoming scenic.

Motion made by J.-Salce to close public hearing, J. Lenky 2<sup>nd</sup> all in favor.

### 4. Discuss public hearing and possible action

**PZC 23-07 Applicant Jason Lavallee**, 0 Riverside Rd (corner of Riverside Rd and Azud Rd) Map 67, Block 53, Lot 1H and 1G, Zone TCCD, owner Lavallee Construction, LLC, Rich Rd, North Grosvenordale, CT. Special Permit request for construction of multi-family dwellings under Zoning Regulations Article 4E, Section 2 #30.

D Poplawski makes motion to accept 2<sup>nd</sup> by J Lenky, R Williams states he is not against it but could be a big burden to the taxpayers. John R has an amendment for the motion for Jason Lavelle to come back in 3 years for renewal. There is a lot of discussion about DOT approving it again then Janet Blanchette confirms once sewer is brought into the site it is out of DOT jurisdiction. D Poplawski motion to 2<sup>nd</sup> by A Hill, R. Williams no, vote passes 9 to 1

**PZC 23-14 Applicant Rene and Lynne Morin** of 130 Pompeo Rd, representing certified petition signers to request designation of Pompeo Road as a Scenic Road according to Town of Thompson Ordinance No 10-042, THE DESIGNATION OF SCENIC ROADS

D Poplawski abstains from this vote. B Santos makes motion to approve 2<sup>nd</sup> by J Rice, B Santos has one stipulation that the right of way shall be defined by face of wall to face of wall. A Hill yes, M Krogul no, J Salce no, R Williams yes B Santos yes, J Rice yes, J Lenky yes, C Langlois yes, R Blackmer yes.

5. Citizens Comments – none

6. Applications received –

**PCZ-23-16 Applicant Francesca G. Morano**, 279 Lowell Davis Rd, Map 99, Block 29, Lot 24, Zone RRAD requesting a 2-lot re-subdivision according Amended Sub-division Regulations, May 20, 2023 Article III, Section 4- A,

Alvan H motions to put this application on hold 2<sup>nd</sup> by J, Salce, ZEO Dunne recommends withdrawing the application, and is agreed to withdraw the application.

**PZC 23-17 Applicant French River Materials**, Owner Strategic Commercial Realty, INC d/b/a Rawson Materials, 307 Reardon Rd., Map 156, Block 8, Lot 7, Zone BBD, renewal of gravel mining operation to excavate sand and gravel un-Zoning Regulations 2012.

Harold Hopkins from French river materials explains he continues to make habitable space. Phase one is completed Rail cars are operating. Harold Hopkins is, requesting a renewal, states phase 2 will be done by the time they-apply in 2024, comments operation is organized and clean

Motion made by J Rice, to approve application 2<sup>nd</sup> by J Lenky, motion passed.

**PZC 23-19 Town of Thompson**, 815 Riverside Drive, Planning and Zoning Commission application for Town of Thompson Zoning Regulations to correct Zoning Districts for Certain Parcels to Reflect Access to Public Utilities. Article 2, Section 9 Amendments

Motion made by J Rice to accept for a public hearing at next month's regular June 26, 2023 meeting 2<sup>nd</sup> by D Poplawski, all in favor

7. Applications Received after Agenda – none.
8. Old business – none
9. New business
  - a. Siting Council Notice of Exempt Modification 61 Lowell Davis Road  
No motion was needed for this just for information purposes.

**10. Citizen's discussion of fence regulations**

Joseph DiCarlo 255 Fabyan Rd. discusses how fence regulations need to be changed that make sense with permit being needed. And that there should be some type of maintenance buffer. He is asking that the board please consider looking into changing fence regulations. ZEO comments that his letter will go in her folder for regulation amendments.

**11. Approval of PZC Minutes**

R Williams makes motion to accept the minutes, J Lenky asks for a couple of corrections, he states that there was no mention of absent T's J Rice says that's in the seating of alternates then on #17 Jane S motions to adjourn and was 2<sup>nd</sup> by 2<sup>nd</sup>, D Poplawski makes motion to accept with changes 2<sup>nd</sup> by J Salce, C Langlois abstains all in favor.

- a. April 26, 2023, Subcommittee Meeting

D Poplawski makes motion to approve J Salce 2<sup>nd</sup> A Hill no, one no vote nine yes votes.

**12. Reports of Officers and Staff**

- a. Budget report – no expenditures 87% of budget spent
- b. Planner revised.
  1. sub regs were updated, and in effect May 20, 2023.
  2. hard Copies of handbook, "What's Legally Required" are available.
  3. Application 23-19, Zone Change,- letters will be sent to the affected property owners explaining the nature of the changes
- c. ZEO MEMO – no comments

**13. Correspondence**

- a. Connecticut Federation of Planning and Zoning Agencies Newsletter
- b. Town of Douglas, Community Development Department Public Hearing

14. Signing of Mylar – none

15. ZBA Minutes – ZEO Dunne stated progress of Bates Auto is in the ZBA minutes.

16. Citizens Comments

- Bill Warner 243 Lowell Davis Road states there must be some type of confusion he bought his land in 1982 his property was subdivided and is a resub division as of right now.
- Valerie Clark 105 Alm Rd agenda item # 9B wants to know citizens' names and where he lives. His name is Joseph Dicarolo of 255 Fabian Rd.

17. Commission Comments  
None

18. Next regular meeting Monday June 26, 2023, at 7pm

19. Adjournment J Salce moves to adjourn 2<sup>nd</sup> by J Rice all in favor meeting adjourned at 9:20 pm

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.

