



TOWN OF THOMPSON

Planning & Zoning Commission

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Minutes

Monday, June 26, 2023 at 7:00 PM

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

Zoom recording link:

<https://us02web.zoom.us/j/815RiversideDrive?pwd=815RiversideDrive1>

Passcode: 4h!#THMz

YouTube link:

<https://www.youtube.com/watch?v=ASDrrF17W8E>

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

Charlene Langlois, David Poplawski, Ray Williams, Jane Salce, Mike Krogul John Lenky, Alvan Hill, Randy Blackmer in the chair, Brian Santos seated for Joe Parodi Brown and Kies Orr seated for John Rice.

Pledge Of Allegiance

3. Public Hearing

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

- Planner explains to benefit to the public when the town overhauled its zoning codes some new districts were created. When we did that, it affected every parcel in town and there were hand full of properties that were missing roughly 40. They were mostly all border properties and inappropriately put into the RRAB and should have been put in the CRD. Tyra asks the commission to amend the list of parcels to add two that were missed due to an oddity in the parcel maps. These two parcels are owned by Mountfort Construction LLC. They were missed because they have no numerical address not even a zero. All parcel owners were sent a letter explaining the purpose of the rezone.

4. Discuss public hearing and possible action

- Citizen, Jeff Hallowell of Buckley Hill Road is in favor
- R Williams asks about properties up on Bonnet Acres, Planner states that she believes they are in the RRAD or LD, at one point they were consider but never got switched, J Lenky comments that there was talk about them getting services from the town of Webster if it was feasible, but it is not because Webster has reached full capacity.
- M Krogul asks if these people were notified of the changes. Planner states that they were and followed up with a phone call.
- Bill Warner asks if the letter was also sent to abutters, he thought that abutters should have received letters as well, Tyra states that legally that's not necessary and this was done as an extra courtesy to the landowners.

D Poplawski makes a motion to close public hearing 2nd by B Santos, B Santos yes, D Poplawski yes, C Langlois yes, A Hill yes, M Krogul abstain J Lenky yes, J Salce yes, Ray Williams yes, K Orr yes, R Blackmer yes.

- M Krogul states his concern about how he doesn't remember that they didn't have to notify property owners by certified mail, and he believes that the abutters should be notified as well and ask if this can be pushed off to next month. Planner states the commission has that option but that the town did check with counsel and said that they did not have to do certified mail or letters. But they do have that option if the commission prefers. M Krogul asks if citizens had any comments Tyra states the citizens, she spoke with were in favor because they are getting a slightly smaller tax bill. J Sallace states her concern about people being able to say hey you never notified me. M Krogul makes a motion to push it off to next month 2nd by J Sallace, Tyra asks to clarify what they are asking her to do if it's pushed off another month. M Krogul says it's to notify the abutters, Planner states the reason why they don't have to notify abutters is because of the amount of mail that has to go out and becomes very costly, J Lenky states that they did there all out effort sending letters to notify the people.

Motion made by M Krogul and 2nd by J Salce to send the abutters notification B Santos no, D Poplawski no, C Langlois no, A Hill no, M Krogul yes, J Lenky no, J Salce yes, R Williams no, K Orr no, Randy Blackmer no

B Santos makes motion to approve **PZC 23-19 Town of Thompson** 2nd by A Hill along with adding account numbers 103780 and 103781 B Santos yes, D Poplawski yes, C Langlois yes, A Hill yes, M Krogul no, J Lenky yes, J Salce no, R Williams yes, K Orr yes, R Blackmer yes, motion passes

5. Citizens Comments

- Stephanie Ploss asks how this is affecting her property value, Tyra explains that it does not. The difference is the intensity of uses allowed in the DMRD vs CRD. to the CRD is limited to primarily residential uses. The minimum lot size is apples for apples. Stephanie also asks about the apartment building possibly going up in the neighborhood with concern of it being a dangerous corner, Planner states that application has not come through yet, but her comments are now recorded.

6. Applications Received after Agenda

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

Planner states that this is a sub-division not a re-subdivision.

- D Poplawski states that Lowell Davis Rd is a scenic Rd, and the proposed driveway goes through a stone wall F Morano states that there will be no construction going on right now and just wants to subdivide her land for her kids and also states that there are multiple breaks in the stone wall that she would like to us for a driveway entrance instead.
- D Poplawski states that this would have to go for a public hearing. F Morano asks what if she has her engineer re-draw the plans to use one of the breaks in the wall. D Poplawski feels that their hands are tied with the plan that is proposed because it's a scenic road and will require alterations to the road for the driveway.
- R Williams stated that if there is a split in the wall it was probably a cart path and could be a road into a non-conforming lot.
- Planner suggests approving the subdivision with conditions.

R Williams makes a motion to hold off for one month 2nd by A Hill, D Poplawski suggest that they approve the subdivision with conditions, R Williams withdraws his motion, D Poplawski make a motion to approve the subdivision with conditions on the existing cart path does not interfere with the scenic road and that the plan is redrawn to show the use of the existing openings in the stone wall 2nd by J Salce, B Santos states the actions that are be taken, that they are accepting the subdivision and they are not approving any new access points without a public hearing.
All in favor

PZC 23-22 Applicant Shelley and Jason Boisvert, 27 Main Street property owner North Beacon LLC of 104 Church Street, Putnam Ct., Map 1469, block, 91, lot 25, Zone DMRD, requesting a Zoning Permit with Site Plan Review to operate "Triple Raven Beer Company", a brewery manufacturing beer, serving beer, wine, liquor, and beverages to the public. Future services to include preparing and serving food, food trucks, acoustics, live bands, karaoke, comedians, and magicians. Outdoor seating on patio and possible outdoor seating and small propane firepits outside. Regulation Article 4F, Section 2, #13

- Shelley Boisvert asks for their name to be amended to Triple Beer Company LLC
- S Boisvert starts by saying that they are starting off strictly as a brewery and hopeful in the future to sell food and other beverages. She states that they just want to be a family friendly place for people to go.
- R Williams asks if the bands are going to be amplified. S Boisvert states that they will have one amplifier most likely just a one-man band.
- J Salce asks what they plan on having for operating hours. S Boisvert states Thursday, Friday, Saturday and Sunday with certain hours but C Langlois suggests picking a later closing time like 11 and they can close earlier if they want so they have flexibility

J Lenky makes a motion to accept application and name change with LLC 2nd by M Krogal, property owner asks if there are any restrictions to having bands outside, there is much discussion about it and end result is there are no conditions, and all are in favor.

PZC Application #23-25– Applicant Richard Desrochers dba J.& J Construction, LLC, property Owner Richard Desrochers, 484 & 486 Quaddick Town Farm Road, Map 158, Block 20, Lot 8, Zone RRAD, for a Gravel Operation Permit Renewal, for reclamation of site. Regulations 2012, Article IX, Section 5, Gravel Banks,/Earth Removal/Earth Processing Section 5, F 1.

- R Desrochers states it's just him there grading he did the back cut where the house is going, he's putting millings down for the driveway right now, D Poplawski comments it looks nice and good work.

J Lenky makes motion to accept 2nd by D Poplawski all in favor.

PZC APPLICATION #23-23 Damain Mroczka, 772 Quinebaug Road, owner Zofia and Zebigniew Mrocska, Map 3, Block 79 Lot 20, Zone TCDD requesting a special Permit for a Motor Vehicle Dealership. Regulation Article 4E, Section 28.

- Planner did not receive a completed application.

7. Old business – none

8. New business

- a. Indian Run Road - Max Candidus request to build three houses off Town unaccepted road.

M Candidus has NDDH approval on one site, he is looking to build three small houses about 635 sq/ft

- D Poplawski asks why there is only two houses on the plans and not three, M Candius explains that the perk test where done on two properties and he's waiting for NDDH to come out for the last one, D Poplawski opinion is that accurate plans need to be brought, Planner thinks that this is simpler than thought and that M Candidus is just looking for permission from the commission to build on a town unaccepted road. B Santos agrees with D Poplawski for M Candidus to come back with more accurate plans, R Blackmer feels that all they need to do is not approve the plans but just give permission for him to build on the road, the Planner also states he just need permission to get permission to build on town unaccepted Rd. J Salce states they are digging in to deep and that they just need to vote on giving him permission to apply for a permit. B Santos would like to know if DPW is plowing the road, he would like to see the condition of the road and he thinks there needs to be a bigger discussion about these unaccepted roads because it keeps coming up. Planner states we are back to the original point it is difficult for him to move forward to submit his plans.

A Hill makes a motion to give him permission to obtain a building permit. J Sallce 2nd B Santos abstained, D Poplawski no based on what we are supposed to be voting on for criteria and the ordinance, C Langlois no because she want to se the road, A Hill yes, M Krogal no because they don't have all the current information, J Lenky no, J Salce yes, R Williams yes, K Orr no, R Blackmer yes, motion fails.

Planner asks committee to articulate clearly what they are asking for M Candidus to do. There is much discussion back and forth the final result is that commission members need to see the road and find out if it's plowed by DPW

9. Approval of PZC Minutes
Approve minutes with amendment that Randy Blackmer was seated in the chair.
All in favor
10. Reports of Officers and Staff
 - a. Budget report – D Poplawski stated that things are going well, planner asks D Poplawski to pay for some training that costed \$45.00
 - b. Planner report – Thanks the commission for approving the rezone on the parcels. Planner states that as we know we have that flood prevention ordinance that needs to be approved at the August meeting planner originally thought it was supposed to be September meeting, the FEMA maps are going to adopted September 7th so logic suggested that once the maps are adopted, we would change the ordinance Planner FEMA wants it the other way around. Planner suggest to have one special meeting on Wednesday July 5th at 7 on zoom to discuss any proposed updates to be adopted at the August meeting.
11. Correspondence
 - a. Town of Douglas Planning Board Legal Notice of Public Hearing

- b. Town of Douglas Planning Board Legal Notice of Public Hearing**
- c. Law Offices Byrne & Byrne LLC Notice Of Rate Increase**

12. Signing of Mylar – Jason Lavallee

A Hill makes motion to give R Blackmer authority to sign the Mylars 2nd by D Poplawski all in favor.

13. ZBA Minutes.

14. Citizens Comments

- Bill Warner states it's the landowners responsibility to maintain unapproved roads
- Valerie Clark states why she called order. Because other citizens were not able to comment on other topics.
- Bill Warner also talks about Jills restaurant and remembers the issue there was she did entertainment without filling for an entertainment license.
- Bill Warner also states that he wanted to put his hand up during the Lowell Davis Road application because he is the abutting property owner and would like to know the difference between a subdivision and a re-subdivision.

Planner explains.

Next Meeting special zoom meeting Wednesday July 5th at 7 pm

Next regular meeting Monday July 24th at 7 pm

D Poplawski makes motion to adjourn J Salce 2nd meeting adjourned at 9 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.

