



TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive
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North Grosvenordale, CT 06255
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Minutes

Monday, April 24, 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/rec/share/ltgZOKWBAaCDpVndKoLQspGkVolzCdmw8BdTPsMMxPLcKj2ykaSYDRECwsxeK8Ps.eZnwPZshOQRMZoUs?startTime=1682377432000>

Passcode: ?PNr49k^

YouTube Link

<https://www.youtube.com/watch?v=umK9X0led4U>

1. Call to Order 7:04 pm and Pledge of Allegiance
2. Roll Call, Seating of Alternates
D Poplawski Ray Williams, J Salce, M Krogul, A Hill, J Parodi Brown, Alternates, B Santos for J Rice, and K Orr for C Langlois. R Blackmer enters via zoom at 7:11.
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.

David Blanchette with J&B Engineering addresses commission on behalf of Jason Lavellee 0 Riverside Rd Proposes to build 15 four-unit buildings. Each unit will have 2 bedrooms 2 stories a garage and a basement a total of 60 units done in 5 phases. Jason Lavallee explains how he got the land. And they were not expecting a vote tonight because they don't have wetlands approval yet. Each phase has its own storm water and drainage system. Each unit will be 1,300 sq/ft. They will start off as rentals and possible future Condo Association. The site will be served by Public Sewer. DOT has approved to tie into the route 12 drainage system. Private wells proposing 3 wells, Jason will eventually have to apply for a public water supply company. There is an existing Eversource easement running through the site which has been relocated and Eversource is on board with that. There is a storm water basin for each phase and should be sending less water to Rt.-12. Plans have been approved by

Fire Marshall, requires 2,000 gallon cistern to be installed in the ground.

D Blanchet explains the design is compatible with the development. B Santos asks if the Eversource right of way is identified and D Blanchet shows him on page 8 of site plans. B Santos also asked about the roads being paved D Blanchette explains that it will be done as the phases move forward. Cindy Dunne comments on the cistern, D Blanchet explains that it will be installed during phase 2. J Salce asks to explain the well situation. D Blanchet ~~explains that~~ stated the health department requires that after a certain number of units you have to have a public water supply company. Phase one does not have enough units for that and will just be shared well. J Salce asks about the public water supply and D Blanchet explains that it is not actually public water but a company that Jason will have to create with requirements of ~~advanced~~ testing on a regular basis. J Salce asks what the rent is going to be and Jason states around \$1,800.00 a month. J Salce also asks about selling them as condo Jason states his goal is to rent them out long term and see how it goes. B Santos asks if they are private roads Jason states they are and that he will maintain them. D Blanchet explains the 1st phase is 2 buildings, phase 2 is three buildings, phase 3 is four groups of buildings, phase 4 is three buildings, phase 5 is three buildings. B Santos asks if the roads will be finish paved right away Jason states that it will be just a binder until phase 2 is completed. R Williams asks if the houses in that area private or public water J. Lavallee states it was once known as Mechanicsville water supply and believed to be dissolved financially so everyone had to put in their own wells.

Citizen Comment

- Scott Wigglesworth is not opposed to the project but is concerned about his well. He also asks what would happen if blasting is necessary Jason promises that blasting will not need to happen. D Blanchet explains that there will be no impact on surrounding wells.

D Poplawski asks what DPW is talking about in their review and asks if that's a catch basin between phase 1 and phase 2 J. Lavallee stated it is something he has to fix. K Orr states she has no problem with this project and is concerned with the number of acres taken and that there are a lot of homes like this and is-# necessary. D Blanchet states that they have done everything they can to minimize any type of impact. J. Lavallee also says that there is very little housing available in the area. R Williams asks about the direction of water and asks if it is going to flood out the field that is hayed across the street. D Blanchet explains that he doesn't believe it will because there is plenty of storage and there will be no net increase. Selectwoman A. St Onge states in response to K. Orr and her questioning of the open space, she lives a quarter mile from the property and is really excited for this project because that piece of property is lacking luster. It is not beautiful and will improve the entire community. A Hill asks if J. Lavallee has looked into solar power for the property. J. Lavallee states he has not but will consider looking into it.

Citizen Comment

- Jim Belavance has concerns for the surrounding wells and surrounding property privacy increase of traffic loves the idea of the project but wants the surrounding people to be protected and is requesting some type of privacy fence. D Blanchet states there is a lot of conservation area and wetlands area that will not be touched and that there is quite a bit of space between them.

K Orr talks about other similar projects in the area and questions is it really needed, and asks what age group would be renting there. J. Lavallee states there is no age restriction for these units, and there is a major shortage of housing in the area. B Santos asks about the wells D Blanchet explains all they need is one well at ten gallons a minute. Jason states that they will do more research on the possibility of depleting an aquafer and D Blanchet hopes to have something more concrete for next month's meeting.

Citizen Comment

- V Clark comments that she takes exception to the comment that this is an ugly piece of property and that it is a lovely piece of property and asks about the drop off into the wetlands and what will protect the wetlands from things/children etc... falling into the wetlands D Blanchet says there is about 50 feet of forest before it.

J Salce addresses the water concern she states from her own experience being the lowest house in the community that you have the gravity there and that she doesn't think they will have a problem.

- G Olly of Ballard Road is concerned about ATV and dirt bikes and agrees with the other citizens about putting in fences. J. Lavallee states that he has no problem putting up a fence but says you have to be careful because a fence will stop animals from migrating and suggest a natural fence.

B Santos suggest to put penalties in the rental agreements if tenants bring in ATV's or dirt bikes and such things. D Poplawski asks where they should go and thinks that the 5 acres of conservation land is a big buffer and is not concerned about the well and thinks it's a great proposal.

- B. Warner of Lowell Davis Road says that there is a place where a fence will be helpful in between the buildings south of the buildings in between the buildings and the wetlands.

Planner T. Penn asks to show where the walking trail will be relocated too.

D Blanchet explains that wetlands wanted it further away from the wetlands there was concern about dog feces.

ZEO C. Dunne comments that Jason is supplying electrical charging stations in each unit.

J Parodi moves to continue this public hearing to next month's regular meeting Monday May 22, 2023, at 7 pm. 2nd by J Salce ZEO C. Dunne comments on behalf of the karate school and will let the owner know this is being continued, all in favor.

PZC 23-08 – Town of Thompson Planning and Zoning Commission of 815 Riverside Drive, Amendment Zoning Regulations Format change, codification.

Motion made by D Poplawski to close hearing 2nd by R Williams all in favor

PZC 23-11 Town of Thompson, 815 Riverside Drive, North Grosvenordale, CT
Acceptance of Amended Sub-division Regulations for the Town of Thompson for a Public Hearing.

Planner T. Penn states she has not received any additional email comments other than from A Hill on some language errors. T. Penn feels that everyone has had great consensus and has worked very well together with great input. R Williams states that the only part that stuck out to him is what happens when an association is dissolved, Tyra feels that the whole thing has been very thorough and that would be part of the association document for the attorney to call out what is the remedy. J Parodi moves to close this public hearing 2nd by B Santos all in favor.

PZC 23-07 Applicant Jason Lavallee, will remain open

PZC 23-08 – Town of Thompson Planning and Zoning Commission of 815 Riverside Drive, Amendment Zoning Regulations Format change, codification.

Motion made by D Poplawski to approve 2nd by B Santos all in favor

PZC 23-11 Town of Thompson, 815 Riverside Drive, North Grosvenordale, CT

Acceptance of Amended Sub-division Regulations for the Town of Thompson for a Public Hearing.

B Santos moves to approve as amended including the language edits suggested by A Hill 2nd J Salce all in favor.

4. Citizens Comments – none

5. Applications received

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.

Accept for a Public Hearing for Monday, May 22, 2023

D Poplawski moves to accept for public hearing on Monday May 22, 2023 2nd by A Hill all in favor

6. Old business – none

7. New business- none

8. Approval of planning and zoning minutes Monday March 27th 2023

J Parodi moves to accept minutes 2nd by B Santos R Williams comments about D Poplawski going on the site walk R Williams actually brought that up and R Williams wants to be part of that subcommittee. J Parodi amends his motion to accept with these changes all in favor.

B. Special meeting April 5, 2023

J Parodi moves to accept minutes as submitted 2nd by D Poplawski all in favor

9. Reports of Officers and Staff

a. Budget report

D Poplawski states there have been 0 expenditures, Cindy Dunne comments she was looking at the budget and noticed there was no extra money for Recording Secretary for special meetings.

b. Planner

Tyra-Penn comments about books by UCONN called what is legally required and that there is money in the budget to buy a few books for any members that are interested. It is agreed to purchase 10 books.

Discussion of property needing zoning adjustment

Tyra-Penn identified 26 or 28 properties in the wrong zoning and will bring a list of the exact properties to the next meeting and will request for a public hearing.

b. ZEO memo

Buildings on unexcepted streets – was not able to complete information will have information for PZC meeting May 22, 2023

PZC 23-04 applicant forward information for compliance with Permit condition.

Motion by M Krogul to approve the driveway 2nd by R Williams,

B Santos asked why is it limited to 160 feet and confirms its 160 in each direction, J Parodi suggest to M Krogul to amend his motion to recommend this be forwarded to the selectman office A Hill yes, M Krogul yes, J Salce yes, R Williams yes, B Santos yes, D Poplawski no, K Orr yes, R Blackmer yes, J Parodi yes.

10. Correspondences

a. Town of Dudley notice of public hearing

b. 3 public hearings in Webster

11. Signing of Mylar – none

12. ZBA review – ZEO C. Dunne reported on the progress of Bates Auto.

13. ZBA Minutes

14. Citizens Comments – none

15. Commission Comments

D Poplawski comments about the subdivision regs that it did need a lot of fanfare and thanked everyone who worked extremely hard together. J Parodi comments on the tremendous effort that everyone put in as well.

16. Next meeting subcommittee meeting Wednesday April 26, 2023 at 7 pm, only on zoom. ZEO C. Dunne comments on a topic she will be bring to this about a motorcycle club.

Next regular meeting Monday May 22, 2023 at 7pm

17. Adjournment J Salce moves to adjournment 2nd by 2nd all in favor adjourned at 8:57 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.