



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, February 26, 2018, 7:00pm
Merrill Seney Room, Town Hall

Page 1 of 4

1. Call to Order, Roll Call and Seating of Alternates:

The meeting was called to order by Chair Joseph Parodi at 7:00 PM

Roll Call:

**Chairman Joseph Parodi,
John B. Lenky,
Robert Werge, Sr.,**

**Secretary John Rice,
Christopher Nelson,
Alvan Hill**

**Missy Desrochers,
Mike Krogul,
Tyra Penn-Gesek.**

Absent: Vice-Chair Randolph Blackmer, Jr., Charlene Langlois, Charles Paquette and Bill Cacciapouti.

Alternates Seated: Alvan Hill for Charles Paquette and Tyra Penn-Gesek for Charlene Langlois.

Staff Present: Mary Ann Chinatti, Director of Planning and Development, Cynthia Dunne, Zoning Enforcement Officer and Diane Minarik, Recording Secretary

2. Public Hearing: None
3. Discuss Public Hearing and Possible Action: None
4. Approve minutes:
 - a. January 22, 2018 PZC Regular Meeting

John Rice moved and Christopher Nelson seconded the motion to approve the January 22, 2018 minutes with the following corrections:

- o Agenda item [1][a] correct spelling of name ~~Tyra Penn-Gesek~~ **Tyra Penn-Gesek.**
- o Remove Tyra Penn-Gesek from all votes, she was present at the meeting but was not seated therefore she did not vote.

Mike Krogul - Abstained

The motion carried.

5. Applications received:
 - a. **Application 18-04:** Bryce Thompson, applicant, R. J. Roy and Doreen Roy, owners, for property at 61 Main St., located in an R-20 Zone District. Requesting Home Occupation for We Are The Atmosphere (WATA) an online publishing and e-commerce company. ZEO stated since her report she has done an inspection and it meets all requirements. J. Rice thanked ZEO and is glad to see written permission from the owners.
Robert Werge, Sr. moved and John B. Lenky seconded the motion to approve Application 18-04.
The motion carried unanimously.
 - b. **Application 18-05:** Tom & Ruth Huizenga, owners, for property at 270 County Home Rd., Map 109, Block 35, Lot 11A, located in an R-40 Zone District. Requesting Home Occupation for Quinnbrook Yoga and Wellness, in an accessory building for Yoga

and health coaching, small yoga classes and occasional workshops, no less than three, no more than four times a week. ZEO mentioned the business isn't in the accessory building but in their home and it meets all requirements, there is plenty of parking on the property.

Robert Werge, Sr. moved and John Rice seconded the motion to approve Application 18-05 based on the ZEO's approval.

Alvan Hill - No

The motion carried.

6. Applications received after agenda posted:
 - a. **Application 18-16**, Jeff Ratcliff, 182 Thompson Hill Rd, Requesting Home Occupation for Jeff of all Trades, office space for off-premises repair and remodeling, storage space for equipment. ZEO stated he has been on the property since 2000, she did an inspection and it meets all requirements.

Robert Werge, Sr. moved and John Rice seconded the motion to approve Application 18-06 based on the recommendation of the ZEO.

The motion carried unanimously.
7. Citizens' Comments: None
8. Reports of Officers and Staff:
 - a. Budget Report – Secretary Rice stated they still have funding available.
 - b. Director of Planning and Development Report - M. Chinatti
 - c. ZEO Report w/attachments – C. Dunne
9. Correspondence:
 - a. Received 1/22/18 - Douglas Planning Board, Public Hearing Notice for Proposed Zoning Bylaw Amendments.
 - b. Received 01/13/18 - Webster Planning Board, Public Hearing Notice regarding number of signs allowed on a site.
 - c. Received 2/12/18 - CFPZA Length of Service Award for Randolph Blackmer, Jr. & Robert W. Werge, Sr.
 - d. Received 2/13/18 – Woodstock Planning & Zoning, Public Hearing to Opt out of Public Act No. 17-155
 - e. Minutes: Zoning Board of Appeals, February 12, 2018.
 - f. Received: copy of proposal from Transcend Wireless T- Mobile who is installing antennas, microwave dish antenna, RRHs and diplexers at 720 Quinebaug Road.
10. Signing of Mylars:
 - a. **Application 18-03**, Lavallee Construction, LLC, Green Valley View Estates Subdivision, Donovan Drive and Route 197, revised 2/2/18 added construction schedule.

John B. Lenky moved and Tyra Penn-Gesek seconded the motion to authorize Chair Joseph Parodi to sign the revised 2/2/18 Mylar for Application 18-03.

A question was asked if the Bond was in place yet then a discussion between Commissioners followed.

John B. Lenky amended his motion and Tyra Penn-Gesek seconded the amendment to include authorize Chair Joseph Parodi to sign the revised 2/2/18 Mylar for Application 18-03 once the Bond is verified to be in place.

Another discussion ensued regarding specifics of the Bond.

John B. Lenky amended his motion again and Tyra Penn-Gesek seconded the amendment again to authorize Chair Joseph Parodi to sign the revised 2/2/18 Mylar for Application 18-03 upon proof of a sufficient Bond based on the \$496,497.00 dollar amount.

The motion carried unanimously.

11. Old Business:

- a. **Application 17-24:** D. Coman, Applicant and Owner of Record, for property at 0 Hagstrom Rd. Gravel Permit Renewal – former RAMCO operation. Applicants representative Amy Hoenig, 77 Spicer Rd. highlighted their proposed gravel operation, the previous contractor RAMPCO elected not to renew the permit so Mr. Coman wants to renew in his name, the material will be removed incrementally to different people when they need gravel, taking many years to complete. They will following the same plans and phases as previously permitted. RAMPCO's Bond, approx. \$9 K, is still in place and restoration cannot occur because phases 1 & 2 are not complete. RAMPCO stated when the job is complete he may elect to bring equipment in to perform necessary regrading. Mr. Coman respectfully requests the Commission to consider the bond required for the project remain in place and be sufficient to renew the permit in his name. When Phases 1 & 2 are complete they will contact RAMPCO to give him the opportunity to reclaim it. Mr. Coman will then submit the appropriate Bond for Phase 3, approx. \$3 K, before starting it. They have received the Wetlands Permit. They do not have anything in writing from RAMPCO giving Coman permission to use the RAMPCO Bond. M.A. Chinatti is concerned about the Towns Liability. J. Rice and R. Werge feel there is already a Bond in place for the reclamation of Phases 1 & 2, doesn't matter who does the work, and if Mr. Coman puts up the \$3 K Bond for Phase 3 then the permit can be renewed, it doesn't matter whose name is on it, the Town has the money to reclaim it. A conversation ensued between Commissioners.

Joseph Parodi moved and Tyra Penn-Gesek seconded the motion to ask Atty. Byrne if he sees any potential liability for the Town in regards to the Bond placed by RAMCO for Application 17-24. A conversation ensued.

Robert Werge, Sr. - No

The motion carried.

Atty. Byrne stated it all depends on how the original Bond is written. This is a cash Bond with the names Town of Thompson and RAMPCO on it. In his opinion RAMPCO would have the right to dispute any withdrawal from the Bond by the Town. The Town needs something in writing from RAMPCO giving permission to add another party to the existing Bond because the bank holding the Bond could refuse to release funds if RAMPCO wasn't the person who failed to complete the work.

John Rice moved and John B. Lenky seconded the motion to table Application 17-24 to next month's meeting on 3/26/18.

The motion carried unanimously.

- b. The ZEO stated per direction of the Commission she has been working on the list of permit expirations and notified 3 people last week that it is time to re-new their permits. When this list is complete she will start work on the subdivision permits.

12. New Business:

a. "Roles and Responsibilities" Workshop by Attorney Steven E. Byrne.

Atty. Byrne handed out a binder to everyone, including the representatives of the Inland/Wetlands Commission, Zoning Board of Appeals and Conservation Commission. He explained FOIA; public business should never be discussed outside of a meeting; site walks are treated as a special meeting; conflict of interest; need to get permission to enter private property; Citizen's Comments do not mean on agenda items; procedure for public hearings; decisions must be render within time limits per Connecticut General Statues and always be based on local regulations and standards; conflicts of interest; members cannot use cell phones during meetings;

13. Commissioners' Comments:

- J.B. Lenky thanked ZEO and D. Minarik for getting the agenda packets out early enough for them to receive on Friday.
- J. Rice thanked Atty. Byrne for the information and will attempt to abide by it.
- Chair Parodi thanked the other Board/Commission members for joining them and congratulated Randolph Blackmer, Jr. and Robert Werge, Sr. on their recognition from the CFPZA.

14. Next meeting: Monday March 26, 2018 at 7:00 PM, Merrill Seney Room, Town Hall.

15. Adjournment:

John Rice moved and John B. Lenky seconded the motion to adjourn.

The motion carried unanimously.

Chair Parodi adjourned the meeting at 9:17 PM.

Respectfully Submitted,

Diane Minarik

Diane Minarik
Recording Secretary