



TOWN of  
**THOMPSON**

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TOWN OF THOMPSON, CT.

2018 JUN -5 A 8:43  
*Linda Paradise*  
TOWN CLERK ASSY

**PLANNING AND ZONING COMMISSION**

**Minutes: Regular Meeting**  
**Monday, May 29, 2018, 7:00pm**  
**Merrill Seney Room, Town Hall**

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

**The meeting was called to order by Chair Joseph Parodi at 7:03 PM**

**Roll Call:** Chair Joseph Parodi Vice-Chair Randy Blackmer Jr.  
Secretary John Rice Charlene Langlois Mike Krogul,  
John B. Lenky Alvan Hill

**Absent:** Missy Desrochers, Bill Cacciapouti, Robert Werge, Sr., Tyra Penn-Gesek,  
Charles Paquette, Christopher Nelson

**Alternates Seated:** Alvan Hill for Charles Paquette

**Staff Present:** Cynthia Dunne, Zoning Enforcement Officer and Diane Minarik,  
Recording Secretary

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: N/A

4. Approve minutes from April 23, 2018 PZC Regular Meeting:

**Randy Blackmer Jr. moved and John Rice seconded the motion to approve the April 23, 2018 minutes as written.**

Mike Krogul – Abstained, did not attend meeting.

John B. Lenky – Abstained, did not attend meeting.

**The motion carried.**

5. Applications received:

- a. **Application 18-11:** Applicant & Owner – Kellie Hoover, for property at 158 Church St., Map 69, Block 103, Lot 3, Zone R-20, requesting Home Occupation for Home Sweet Cleanings, applicant will be using a corner section of an 12' x 8' room to place desk and run her operation via computer, application has meet all requirements.

**John B. Lenky moved and Mike Krogul seconded the motion to approve Application 18-11 as read.**

**The motion carried unanimously.**

- b. **Application 18-12:** Lavallee Construction LLC, Applicant & Owner of record for 0 Lillian Ave Cul-de-sac and 0 June Ave, Map 114, Block 26 Lot 50 I, Zone R-20, Re-Subdivision, to divide a 2.14 acre lot into 2 lots, Lot 50 I-1 and Lot 50 I-2,

**John Rice moved and Alvan Hill seconded the motion to schedule a Public Hearing for Application 18-12 at the PZC's June 25, 2018 Meeting at 7:00pm in the Merrill Seney Room, Town Hall.**

**The motion carried unanimously.**

6. Applications received after agenda posted: None

7. Citizens' Comments: None

8. Reports of Officers and Staff:
  - a. Budget Report – Secretary Rice asked if any office supplies are needed to place an order before end of month and he will encumber the \$1,000 K for NECCOG.
  - b. Director of Planning and Development Report – No Report, M. Chinatti on vacation:
  - c. ZEO Report w/attachments – C. Dunne
9. Correspondence:
  - a. Minutes: Zoning Board of Appeals May 14, 2018
  - b. Received 4/23/18 – Webster ZBA Appeals Decision, 30 South Point Rd.
  - c. Received 4/23/18 – Webster ZBA Appeals Decision, 18 Poland St.
  - d. Received 4/23/18 – Webster ZBA Appeals Decision, 4 Clark St
  - e. Received 4/27/18 – Dudley Planning Board P.H. to amend Zoning Bylaws and Zoning Map
  - f. Received 4/9/18 Webster ZBA Appeals P.H. set-back variance 122 Point Breeze Rd.
  - g. Received 5/11/18 – Webster ZBA Appeals Decision, Mohegan Bowl, Inc.
  - h. Received 5/21/18 - Woodstock PZC P.H. on CGS required notices to adjacent towns
10. Signing of Mylars: None
11. Old Business:
  - a. **Application17-24:** D. Coman, Applicant and Owner of Record, for property at 0 Hagstrom Rd. Renewal of Expired Gravel Permit – former RAMCO operation. Waiting on written approval from RAMPCO giving permission to add D. Coman to existing Bond for Phases 1&2, received 4/20/18 copy of letter from D. Coman to RAMPCO.

Vice-Chair Randy Blackmer Jr. recused himself because he does business with RAMPCO and left the room.

Amy Hoenig, 77 Spicer Rd, has provided a copy of the letter and proof it was sent certified to RAMPCO, has not received a response to date and asked what the next step is. A discussion ensued regarding the RAMPCO bond and the amount already mind, ZEO will take pictures of site for documentation of amount mind by RAMPCO before Coman can start working.

**John Rice moved and Mike Krogul seconded the motion to approve Application17-24 under the current bond for the currently bonded area only. Applicant is required to put up bond for additional area.  
The motion carried unanimously.**

**Chair Joseph Parodi moved and John Rice seconded the motion to amend the agenda to add to item 12. New Business:**

- a. ZEO Cease and Desist Orders
- b. Resignation letter from Mary Ann Chinatti, Director of Planning and Development

**The motion carried unanimously.**

## 12. New Business:

## a. Cease and Desist Orders:

- 290 Buckley Hill Rd - will be receiving a letter from ZEO regarding no Zoning Permit acquired for the shed on the property before issuing the C&C Order.
- 4-5 First St & Red Bridge Rd – the owner has cleaned up the property a little as to not have a junk yard appearance per Zoning Regulations. The ZEO only enforces the actions the BOS impose regarding the unregistered vehicle ordinance.

## b. Resignation letter dated 5/9/18 from Mary Ann Chinatti, resigning as Director of Planning and Development effective 6/10/18. Chairman will send a letter thanking her for her service.

## 13. Commissioners' Comments:

- The Town is looking for the Commissions input on the Sustainability CT Initiative, forward any thoughts to Chair Parodi and he will pass them on to the BOS.
- J. Rice reminded ZEO and Recording Secretary to send Public Hearing notifications to abutting towns for applications within 500 feet of Town Line.
- Suggestion: sit down with ZEO & new Town Planner to designate who handles which applications.
- ZEO will check PZC Regulations and State Statues regarding mailing of agenda packets. If possible consider emailing packet and having hard copies available at meetings.
- Commend ZEO on her reports and her handling of violations and issues.

## 14. Next meeting: Tuesday June 25, 2018 at 7:00 PM, Merrill Seney Room, Town Hall.

## 15. Adjournment:

**John Rice moved and Randy Blackmer Jr. seconded the motion to adjourn.  
The motion carried unanimously**

Chair Parodi adjourned the meeting at 8:02 PM.

Respectfully Submitted,

*Diane Minarik*

Diane Minarik  
Recording Secretary