



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

Minutes - Regular Meeting

Monday, September 23, 2019 7:00 PM

Merrill Seney Room, Town Hall

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

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

Roll Call: Chairman Joseph Parodi-Brown Vice-Chair Randy Blackmer, Jr.
Charlene Langlois Alvan Hill Missy Desrochers Bill Cacciapouti
Robert Werge, Sr. Brian Santos John B. Lenky David Poplawski

Absent: John Rice, Mike Krogul & Chris Nelson

Alternates Seated: A. Hill for J. Rice; D. Poplawski for C. Nelson; B. Santos for M. Krogul

Staff Present: C. Dunne, Zoning Enforcement Officer; T. Penn-Gesek, Town Planner; D. Minarik,
Recording Secretary

2. Public Hearing: None

3. Discuss Public Hearing and Possible Action: None

4. Approve August 26, 2019 minutes:

John B. Lenky moved and Alvan Hill seconded the motion to approve the 8/26/19 minutes with corrections:

- pg 4 - 2nd bullet, correct spelling from ~~singing~~ to **signing**
- pg 4 - 10.a. in motion correct spelling from ~~conditios~~ to **conditions**
- pg 5 - 15. Meeting was adjourned by **Chair Joseph Parodi-Brown** not ~~Vice-Chair Randy Blackmer, Jr.~~

A roll call vote was taken.

Bill Cacciapouti, Brian Santos and David Poplawski – abstained

The motion carried.

5. Applications received:

- a. **PZC Application #19-22:** Applicant and Owner: Richard Audet, Jr. for property at 50 Wrightson Drive, Map 143, Block 17, Lot 18, Zone R40, requesting a Home Occupation, RTA Builders LLC, for home office space, all requirements have been met, applicant was present.

Robert Werge, Sr. moved and Bill Cacciapouti seconded the motion to approve PZC Application 19-22 as requested.

A roll call vote was taken.

The motion carried unanimously.

- b. **PZC Application #19-23:** Applicant: Rolland Zeleny; Owner of Record: Saywatt Hydroelectric, LLC., for property at Old Route 12, Map 67, Block 102, Lot 26, Zone IND; for construction of 220 kW(AC) PV Solar Array, special permit per regulations.

Randy Blackmer, Jr. moved and John B. Lenky seconded the motion to accept PZC Application 19-23 for a Public Hearing at the next regular meeting on October 28, 2019 @7:00pm.

A roll call vote was taken.

The motion carried unanimously.

MUNICIPAL BUILDING

**815 RIVERSIDE DRIVE · NO. GROSVENORDALE, CONNECTICUT 06255
TELEPHONE (860) 923-9475 · FAX (860) 923-9897**

- c. **PZC Application #19-24:** Applicant: Fabiano DeMorags; Owner: Grace Arsenault for property at 118 Fabyan Woodstock Rd, Map 5, Block 86, Lot 5, Zone RA80, requesting a Home Occupation for office space and storage space for off-site car detailing business, FABIAN'S; missing owner's permission for home occupation permit; applicant is present; only has 1 van, does work at vehicle location.

John B. Lenky moved and Alvan Hill seconded the motion to approve PZC Application 19-24, as requested, pending receipt of a notarized letter from the property owner to the ZEO.

A roll call vote was taken.

The motion carried unanimously.

- d. **PZC Zoning Application #19-25:** Applicant: Richard Audet, Jr/RTA Builders; Owner: Hannelore Wiik for property at 89 Stawicki Rd, Map 99, Block 43, Lot 29E, Zone RA80, for an in-law apartment in the primary dwelling following the criteria of the Town of Thompson Zoning Regulations, all requirements have been met; septic will be connected to existing pipes inside home and it is remaining a 2 bedroom dwelling by removing 1 bedroom in existing house and adding 1 bedroom in addition; will match existing structure height within a couple feet; current garage will be taken down, in-law apartment and 2 car garage will be built and all will be connected; set-back will be determined when applies for zoning and building permits

Randy Blackmer, Jr. moved and Robert Werge, Sr. seconded the motion to approve PZC Application 19-25.

Discussion: does the Commission have enough to satisfy the Site Plan Review Regulation; approving concept of in-law apt. only; they need a site plan.

Randy Blackmer, Jr. amended motion and Robert Werge, Sr. seconded the amendment to approve PZC Application 19-25 pending the receipt and approval of a site plan from the ZEO.

A roll call vote was taken.

The motion carried unanimously.

* There is no definition of a site plan in the regulations.

6. Applications received after agenda posted: None
7. Citizens Comments: None
8. Reports of Officers and Staff:
 - a. Budget Report: 7/1/18 – 5/30/19 – none
 - b. Director of Planning and Development Report – Monday continue with regulation review; Thursday meeting with J. Nichols from CT Farm Bureau re: language for the agricultural portion of the regulations; Friday meeting with John from CME and Carolyn Werge to continue their meeting re: the regulations.
 - c. ZEO Report – Brickyard Rd Bond is in Dudley Concrete name not Rampco.
9. Correspondence:
 - a. Rawson Materials letter dated 9/3/19 to Inland Wetlands Commission re: water for dust control on PZC #19-07, 363 Quaddick Town Farm Rd. - ZEO confirmed with Commission, Rawson is allowed to draw up to 50,000 gallons of water a day, per DEEP regulations without a permit, from the house well.

10. Signing of Mylar: None

11. Old Business

- a. Inactive Gravel Operation @ 240 Brickyard Rd – \$6,090 cash bond in Dudley Concrete's name which is no longer in business; Brian Hryzan wants to do reclamation under the regulations after the corn fields are cut down; ZEO will check with Town Attorney for approval to give bond money to Mr. Hryzan; he will make the 2.16 acres in to farm land for planting corn
- b. PZC Sub-Committee Zoning Rewrite Meeting scheduled for Monday 9/30/19.

12. New Business:

- a. Rory Duquette – Winter storage of boats, property located in RA80 – 16 acres of land owned by River Junction Estates (Rawson) between East Thompson Rd & New Rd, he is looking to purchase the land to store around 200 wrapped boats mid Sept. through end of May about 1,000 feet from the road, would clear saplings to install 6 foot high chain-link fence and install a couple solar cameras for security, not changing the land, looking for answers if approved use; commercial use in a residential zone.

Randy Blackmer, Jr. moved and Brian Santos seconded the motion to refer this to ZBA with a favorable recommendations providing no permanent structures.

Discussion: can they make recommendations favorable or unfavorable? ZBA needs hardship.

A roll call vote was taken. **Robert Werge, Sr. – No Chair Parodi-Brown – No**
The motion carried 8-2.

- b. Fort Hills Farms, LLC Installation of Anaerobic Digester, 157 O'Leary Rd. – for PZC's information, to have a say in this project under the regulations and for Fort Hill Farm's protection against complaints and showing they have done a thorough job of informing departments and staff. Kies Orr gave a presentation on an Anaerobic Digester, how it works, where it will be located on the farm, material needed to make it work and the outcome on the town. After discussion the Planning & Zoning Commission accepts that this project is an Agricultural use permitted as of right according to their Regulations.

13. Commissioners' Comments: None

14. Next PZC Regular Meeting:

- a. Monday October 28, 2019 @ 7:00 pm, Merrill Seney Room, Town Hall.

15. Adjournment:

John B. Lenky moved and Charlene Langlois seconded the motion to adjourn.
W/O objection the motion carried unanimously.

Chair Joseph Parodi-Brown adjourned the meeting at 8:20 pm.

Respectfully Submitted,

Diane Minarik

Diane Minarik
Recording Secretary