



TOWN of
THOMPSON

PLANNING AND ZONING COMMISSION

RECEIVED
TOWN OF THOMPSON, CT.
2020 FEB -5 A 9:58
Jenda Paradise
TOWN CLERK, ASSI

Minutes – Regular Meeting
Monday, January 27, 2020 7:00 P.M.
Merrill Seney Room, Town Hall

1. Call to Order
The meeting was called to order by Chairman Joseph Parodi-Brown at 7:00 P.M

2. Roll Call: Joseph Parodi-Brown
Charlene Langlois Alvan Hill John Rice Christine Chatelle
Robert Werge, Sr. John B. Lenky Missy Desrochers Randy Blackmer
Christopher Nelson
Absent: Michael Krogul
Alternates Seated: Alvan Hill for Michael Krogul
Staff Present: Cindy Dunne, Zoning Enforcement Officer; Tyra Penn-Gesek, Town Planner; Tina Petricola, Recording Secretary

A motion was made by John B. Lenky and seconded by Randy Blackmer, to amend the agenda under New Business, adding 13e. Disposition of Town Property.

Discussion: None

A roll call vote was taken:

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	John B. Lenky – Yes	John Rice – Yes
Missy Desrochers – Yes	Christopher Nelson – Yes	Robert Werge, Sr. – Yes
Joseph Parodi-Brown - Yes		

The motion carried.

3. Public Hearing: None

4. Discuss Public Hearing and Possible Action: None

5. Approve Minutes:
 - a. December 16, 2019 PZC Regular Meeting – Cancelled
 - b. December 23, 2019 PZC Special Meeting:
A motion was made by John B. Lenky and seconded by Charlene Langlois to accept the 12/23/19, PZC Special Meeting Minutes.
Discussion: None
A roll call vote was taken:

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill - Yes
Christine Chatelle – Yes	Robert Werge, Sr. - Abstained	John Rice – Yes
Missy Desrochers – Yes	Christopher Nelson – Abstained	John B. Lenky - Yes
Joseph Parodi-Brown – Yes		

The motion carried.

6. Applications received:

- a. A motion was made by Robert Werge, Sr., and seconded by Randy Blackmer, to amend the agenda and move PZC Application #20-01 to later in the Applications Received portion of the agenda, at the recommendation of the Zoning Enforcement Officer, Cindy Dunne, as it may involve longer discussions.

Discussion: None

A roll call vote was taken:

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	Robert Werge, Sr. – Yes	John Rice – Yes
Missy Desrochers – Yes	Christopher Nelson – Yes	John B. Lenky – Yes
Joseph Parodi-Brown – Yes		

The motion carried.

- b. **PZC Application #20-02:** Applicant and Owner: Jennifer Brytowski, 243 Thompson Road, Map 107, Block 36, Map 10E, Zone R40, requesting a home occupation permit for "Jennifer Productions," a business entity to organize events and projects. Company is mostly online through email and phone connections.

A motion was made by Robert Werge, Sr., and seconded by John B. Lenky to approve Application #20-02, as read, for a home occupation. A section of the home will be used for computer use. The business is mostly online, email and phone.

Discussion: None

A roll call vote was taken:

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	Robert Werge, Sr. – Yes	John Rice – Yes
Missy Desrochers – Yes	Christopher Nelson – Yes	John B. Lenky – Yes
Joseph Parodi-Brown – Yes		

The motion carried.

- c. **PZC Application #20-03:** Applicant and Owner: Jason Smith, 24 Wilsonville Rd., Map 77, Block 63, Lot 4, Zone R40 requesting a home occupation permit for Off-site Lawn Maintenance, "Grass Pro LLC"

A motion was made by Robert Werge, Sr., and seconded by Alvan Hill, to approve application #20-03, for a lawn maintenance business, offsite.

Discussion: John Rice asked that the ZEO be sure that equipment be limited to that shown in the photos.

A roll call vote was taken:

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	Robert Werge, Sr. – Yes	John Rice – Yes
Missy Desrochers – Yes	Christopher Nelson – Yes	John B. Lenky – Yes
Joseph Parodi-Brown – Yes		

The motion carried.

- d. **PZC Application #20-04:** Applicant Jessica Mistler, Owner: John P. Mistler, Jr., owner of 484 Quaddick Road, Map 143, Block, 16, Lot 7CC, Zone R40 requesting a home occupation permit to open a dog grooming business,

"Jessy's Pups LLC." Dogs will be picked up by business owner, Jessica Mistler, and dropped off by business owner, Jessica.

A motion was made by Randy Blackmer and seconded by Christopher Nelson, to approve Application #20-04, as read, for a home occupation. The owner will pick up and drop off dogs for this dog grooming business. There are no kennels and no overnights.

A roll call vote was taken:

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	Robert Werge, Sr. – Yes	John Rice – Yes
Missy Desrochers – Yes	Christopher Nelson – Yes	John B. Lenky – Yes
Joseph Parodi-Brown – Yes		

The motion carried.

- a. **PZC Application #20-01:** Applicant: John Eklund, Owner: Susan Eklund, 1208 Riverside Drive, Map 57, Block 66, Lot 11A, Zone R40, requesting a Home Occupation Permit for welding and repairing personal equipment and fabricating.

A motion was made by John B. Lenky and seconded by John Rice to amend the home occupation application: d/b/a Eklund Construction "offsite small excavation business." The motion is for language of application, only.

Discussion: There will be no storage of material on site, it goes directly to the job.

A roll call vote was taken:

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	Robert Werge, Sr. – Yes	John Rice – Yes
Missy Desrochers – Yes	Christopher Nelson – Yes	John B. Lenky – Yes
Joseph Parodi-Brown – Yes		

The motion carried.

Additional comments by a neighbor will be heard under Citizens Comments. It was noted that the ZEO has the complaints listed in her report.

A motion was made by John Rice and seconded by Randy Blackmer to approve Application #20-01, as it meets the condition of a home occupation, with the following conditions: The hours of operation will be between 7:00 AM and 10:00 PM; limit the storage of equipment outside to two or three pieces; and when repairing equipment, a portable flash screen will be used at all times.

Discussion: Joseph Parodi-Brown stated that it does not meet the regulations, for the record, for noise.

A roll call vote was taken:

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	Robert Werge, Sr. – Yes	John Rice – Yes
Missy Desrochers – Yes	Christopher Nelson – Yes	John B. Lenky – Yes
Joseph Parodi-Brown – No		

- 7. Applications received after agenda posted: None

- 8. Citizens Comments:

Heidi Johnson, 1210 Riverside Drive, asked that the Town put limits on the activities of Application 20-01, specifically hours of operation. John Rice suggested that if any

activities occur outside the conditions set forth in the approval of Application 20-01, that Ms. Johnson come to the ZEO and let her know, adding that the ZEO has the power to execute a cease and desist order, until such time as the conditions are met.

Nadine Williams, 131 Spicer Road, raised the question of the status of the gravel mining, and if the Residential Preservation Group could receive re-writes of line items of the regulations. The Town Planner stated that the draft was completed the end of 2019, and will be going to legal counsel this week. Once counsel has approved, it will be proposed on the town website in draft for comment. The goal is to get it approved by the end of June.

Property Owners Devino/Matteo, 68 Old Turnpike Road. The property owners raised concerns regarding being told that they would need to maintain 366 feet of sidewalk that is proposed regarding the Lavallee Subdivision-Donovan Drive. The property owners stated that they were not aware of this when they purchased the property eight months ago.

- 9. Reports of Officers and Staff:
 - a. Director of Planning and Development – verbal
 - b. ZEO Report – Cindy Dunne provided an overview, report included in Commissioners' packet

- 10. Correspondence was included in Commissioners' packet. John Rice asked the ZEO to follow up with the CT Siting Council regarding the Cell Tower at Lowell Davis Road.

- 11. Signing of Mylars: None

- 12. Old Business
 - a. Brickyard Road Reclamation – None
 - b. Subdivision Sidewalks and Road – Lavallee Subdivision – Donovan Drive
 Janet Blanchette, J&D Civil Engineers, was present and provided a conceptual proposed plan overview, and a time for concerns and questions regarding the plan. Lots in the subdivision cannot be sold until the town approves the road. Several approvals are needed during the process, including bonding for the road and bonding for the housing. This will be brought to the Planning & Zoning Commission for acceptance of the amount of the bond.

A motion was made by Randy Blackmer and seconded by Christopher Nelson to approve the proposed distance of sidewalk 8+50 to 30+60, bituminous asphalt.

Discussion: None

A roll call vote was taken:

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	Robert Werge, Sr. – Yes	John B. Lenky - Yes
Missy Desrochers – Yes	Christopher Nelson – Yes	
John Rice – No (concept, not material)		
Joseph Parodi-Brown – Yes		

- c. PZC #19-07: 363 Quaddick Road, Address Change
- d. PZC #19-07: 363 Quaddick Town Farm Road, Process Report
 ZEO noted that the house is 363, and the gravel operation is "zero." The

- ZEO will place in the record of application #19-07 Attorney Higgins's letter explaining the address change.
- The silt fence is near the property line of the new homeowner. The homeowner submitted for the record of application #19-07a waiver agreement for the 50' required property boundary line.
- There are no dust violations. DEEP submitted an inspection report to Rawson and copy forwarded to the ZEO for the record for application 19-07.
- Rawson is in constant contact with the ZEO. Issues presented have been checked out, no violations, and recorded in the ZEO'S report which will be submitted to the record of application #19-07.
- The ZEO's report included the test results of the water table on 5 monitoring wells. All tests are in compliance with the Zoning Regulations.
- Madilyn Smith, legal counsel for Rawson Materials stated they have used the engineer quite bit to address concerns. They would like any violation issues directed to them, not the engineer.
- The ZEO felt that this is a good operation, and a lot of office time has been spent on checking out alleged violations.
- ZEO suggested any future concerns should be dealt with by an engineer hired by the concerned citizens. Madilyn Smith stated that Rawson would allow an independent engineer to gain access to the site.
- Ms. Smith also agreed that any future complaints should go directly to the independent engineer hired by the concerned citizens,
- John Rice suggested that the ZEO should prioritize Zoning Issues.

e. Report from Planner on Zoning Review – discussed earlier in meeting

13. New Business

a. Discussion of PZC complying with State Statute 8-8

John Rice felt that if there is a reason for rejection of an application, that it should be built into the motion, in regard to the requirements.

b. Discussion on renovating the Mason House, 20 Chase Rd, and turning it into a B & B Janet Blanchette from J & D Civil Engineers discussed renovations, the purpose, and it's connection to Anya. There will be 11 bedrooms on the property, and it is planned to hold weddings on the porch, with receptions at Anya. Discussion was held on the septic. Discussion was held on Article #7, and it's interpretation in regard to the need for a special permit.

c. Discussion of adding to monthly agenda Reviewing ZBA Applications.

By-laws state that this has to be on the agenda. Joe Parodi-Brown stated that If it is in the by-laws, then it should be done. This will be put on next month's Agenda.

d. Commissioners were asked to add any updates to the PZC list and get back to the office.

e. Ordinance Concerning Disposition of Town Property

A motion was made by Christopher Nelson and seconded by John B. Lenky for disposition of town property.

Discussion: Recommend fair market to Selectman, per John Rice.

A roll call vote was taken:

Randy Blackmer – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	Robert Werge, Sr. – Yes	John B. Lenky – Yes
Missy Desrochers – Yes	Christopher Nelson – Yes	John Rice – Yes

Joseph Parodi-Brown – Yes

14. Commissioners Comments - None
15. Next PZC Regular Meeting:
 - a. Monday, February 24, 2020 @ 7:00 PM in the Merrill Seney Room, Town Hall.
16. Adjournment:

Christopher Nelson moved and Charlene Langlois seconded the motion to adjourn.
The motion carried. Joseph Parodi-Brown adjourned the meeting at 9:22 P.M.

Respectfully submitted,

Tina Petricola,

Recording Secretary