



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

Minutes - Regular Meeting

Monday, November 25, 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 Vice-Chair Randy Blackmer, Jr. at 7:00 PM

Roll Call: Vice-Chairman Randy Blackmer, Jr.

Charlene Langlois Alvan Hill John Rice Christine Chatelle
Robert Werge, Sr. John B. Lenky David Poplawski Missy Desrochers

Absent: Joseph Parodi-Brown, Mike Krogul, Brian Santos & Chris Nelson

Alternates Seated: A. Hill for J. Parodi-Brown and D. Poplawski for M. Krogul

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

2. Public Hearing:

a. **PZC Application #19-26:** Applicant: Joel Rines, Owner: 915 Riverside Dr. LLC., of 915 Riverside Drive, Map 167, Block 60A, Lot 1, Zone IND, Special Permit for light manufacturing of CBD products for wholesale - **WITHDRAWN**

b. **PZC Application #19- 27:** Applicant and Owner: Joseph & Wanda Kelley, of 0 Lowell Davis Rd, Map 101, Block 412, Lot 9/A, Zone IND and 86 Lowell Davis Rd, Map 120, Block 30, Lot 3/A, Zone IND, requesting a Zone Change from IND to R80 to build a house on 0 Lowell Davis Rd.

Robert Werge, Sr. recused himself because he lives on this road and owns property close to this lot, and went to the back of the room.

Owner Joseph Kelley was present and stated they bought the property last year with intentions of their daughter moving into their current home at 86 Lowell Davis Rd and they would build a house on new property; when purchased they did not know it was zoned IND; current Reg's does not allow building a residential home on property zoned IND. In new proposed Reg's, it's possible the zoning will be changed for these lots which would allow building a residential home on it. Suggested they withdraw this application and wait until the new Reg's are accepted; discussion on refunding or waiving application fee

John B. Lenky moved and David Poplawski seconded the motion to close the Public Hearing. A roll call vote was taken. **The motion carried.**

3. Discuss Public Hearing and Possible Action:

a. PZC Application #19-26: **Withdrawn**

b. PZC Application #19- 27: **John B. Lenky moved and David Poplawski seconded the motion to refund PZC Application #19-27 fee after the applicant withdraws this application.** No discussion. A roll call vote was taken:

Randy Blackmer, Jr. – Yes Charlene Langlois – Yes Alvan Hill – Yes
Christine Chatelle – Yes John B. Lenky – Yes John Rice – Yes
David Poplawski – Yes Missy Desrochers – Yes

The motion carried.

Robert Werge, Sr. rejoined to the Commission.

4. Approve Minutes:

a. October 28 , 2019 PZC Regular Meeting

John B. Lenky moved and Robert Werge, Sr. seconded the motion to approve the 10/28/19 Regular Meeting Minutes with 2 corrections: 1) T. Penn-Gesek, Town Planner was not present & 2) page 1, half way down 2.a. change wise-sheet flow to **wide sheet flow**. With no further discussion.

A roll call vote was taken:

- | | | |
|--|-------------------------------|--------------------------------|
| Charlene Langlois – Yes | Alvan Hill – Yes | Robert Werge, Sr. – Yes |
| Christine Chatelle – Yes | John B. Lenky – Yes | John Rice – Yes |
| David Poplawski – Yes | Missy Desrochers – Yes | |
| Randy Blackmer, Jr. – Abstained | | |

The motion carried.

5. Applications received:

a. **PZC Application #19-32:** Applicant: Adam Al-Meshrefawt, Owner: Eva Kokosinska, of 401 Pompeo Rd, Map 77, Block 47, Lot 16B, requesting a Home Occupation permit for office space to conduct an off-site ATM Service Business. ZEO emailed and sent certified letter regarding last month's meeting and to attend this meeting, email was returned undeliverable; appointment made and cancelled; believes he is already running this business.

Robert Werge, Sr. moved and Alvan Hill seconded the motion to send a Cease & Desist Order to applicant for PZC Application #19-32. Discussion on time table of events since ZEO received application; have not received approval letter from home owner yet; call home owner for permission to enter property to take photo; put on December 16, 2019 agenda. A roll call vote was taken:

- | | | |
|----------------------------------|--------------------------------|--------------------------------|
| Randy Blackmer, Jr. – Yes | Charlene Langlois – Yes | Alvan Hill – Yes |
| Christine Chatelle – Yes | John B. Lenky – Yes | John Rice – Yes |
| David Poplawski – Yes | Missy Desrochers – Yes | Robert Werge, Sr. – Yes |

The motion carried unanimously.

6. Applications received after agenda posted: None

7. Citizens Comments:

- Nadine Williams asked how things are reviewed/evaluated when the 2010-2020 Conservation Plan ends and the PZC Regulation rewrite is done. Is there inter-office meetings regarding citizens input and how these 2 projects intertwine, if not there should be? She submitted recommendations on the PZC Regulations rewrite, what's the next step public hearing? Are the new Commissioners given PZC Regulations and Conservation Plan?

8. Reports of Officers and Staff:

- a. Budget Report: 7/1/19 – 10/31/19 - None
- b. Director of Planning and Development Report – Thanked those who attended meeting last Wednesday; reminded all to donate at IOBY.com traveling through Thompson, all donations will be matched; looking for 20K for design contract.
- c. ZEO Report – ZEO does not need to attend Roles and Responsibility of Land Use Boards & Commissions Seminar on 12/2/19 but will ask for recording of seminar.

- 9. Correspondence: (handed out at meeting)
 - a. Roles and Responsibility of Land Use Boards & Commissions Seminar 12/2/19
 - b. Douglas Planning Board Public Hearing Notice
 - c. 2 Webster Zoning Board of Appeals Decision Notices

10. Signing of Mylar: -

ZEO compared both sets of Mylars to the approved site plans and they match.

- a. **Approved Solar Array - 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.

John B. Lenky moved and Alvan Hill seconded the motion to approve Vice-Chair Randy Blackmer, Jr. to sign the Mylars for PZC Application #19-23. No discussion

A roll call vote was taken:

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

The motion carried unanimously.

- b. **Approved 1-lot subdivision - PZC Application #19-31:** Applicant: David Santerre; Owner: Lynne D. O'Brien, of 0 Thompson Rd, Map 87, Block 37, Lot 2, One-lot subdivision.

John B. Lenky moved and Alvan Hill seconded the motion to approve Vice-Chair Randy Blackmer, Jr. to sign the Mylars for PZC Application #19-31. No discussion

A roll call vote was taken:

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

The motion carried unanimously.

11. Old Business:

- a. Gravel Operation Renewal Permit – 0 Quaddick Town Farm Road; they filed last renewal permit with the Town Clerk on March 5, 2019 when they started working, they are requesting the next renewal time to be at the February 24, 2020 meeting.

John B. Lenky moved and Charlene Langlois seconded the motion to change 0 Quaddick Town Farm Road Gravel Operation Renewal to March 5, 2020 as requested.

Discussion on location of gravel operation, Thompson-Putnam Line on Munyan Rd; ZEO will check on the Bond.

A roll call vote was taken:

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

The motion carried unanimously.

- b. PZC Sub-Committee Zoning Rewrite Meetings scheduled for Mondays 12/2/19 & 12/30/19. Please bring a list of questions on "Special Provisions" with you to speed up the process because some are complicated. Only 2 meetings left.

12. New Business:

- a. Release of Bond – Rawson New Road – Sholler (\$25,155.44) – ZEO still working on the process. – No action taken – put on December's agenda

- b. Letter from DPW Director Rich Benoit regarding Donovan Dr. subdivision sidewalks.
- c. Jason Lavallee – informal discussion of waiving some sidewalks in Donovan Drive subdivision – 31 homes; 4,000 feet of sidewalks, under estimated cost to install, town will be responsible to clear snow and repair/replace approx. 800 feet of it which will be very costly for the town; asphalt would be cheaper, start paving roads tomorrow; will return at Dec. 16, 2020 meeting with options.

d. Election of Officers:

Robert Werge, Sr. nominated Joseph Parodi-Brown as Chairman, Randy Blackmer, Jr. as Vice-Chairman and John Rice as Secretary. Missy Desrochers seconded the nominations. A roll call vote was taken:

Randy Blackmer, Jr. – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	John B. Lenky – Yes	John Rice – Yes
David Poplawski – Yes	Missy Desrochers – Yes	Robert Werge, Sr. - Yes

The motion carried unanimously.

David Poplawski moved and Charlene Langlois seconded the motion to close nomination. A roll call vote was taken:

Randy Blackmer, Jr. – Yes	Charlene Langlois – Yes	Alvan Hill – Yes
Christine Chatelle – Yes	John B. Lenky – Yes	John Rice – Yes
David Poplawski – Yes	Missy Desrochers – Yes	Robert Werge, Sr. - Yes

The motion carried unanimously.

Secretary, John Rice, casted 1 vote for the slate.

13. Commissioners' Comments:

- J.B. Lenky: Proud to be with this group of people and to continue accomplishing goals; ZEO doing great job under the conditions she has been dealing with and hopes they are doing a good job supporting her; T. Penn-Gesek, Town Planner has filled the seat very well and is being aggressive trying to help Commission with their goals; both have 110% of his support.
- C. Langlois agrees; everything is moving faster than normal & scary for some but showing businesses support; glad to see other towns doing same.
- R. Blackmer, Jr. - above is the consensus of the group.
- J. Rice welcomes new member Christine Chatelle to the Commission.

14. Next PZC Regular Meeting:

- a. Monday **December 16, 2019 @ 7:00 PM** in the Merrill Seney Room, Town Hall. (1 week earlier).

15. Adjournment:

Missy Desrochers moved and Charlene Langlois seconded the motion to adjourn. W/O objection the motion carried unanimously.

Vice-Chair Randy Blackmer, Jr. adjourned the meeting at 8:25 pm.

Respectfully Submitted,

Diane Minarik

Diane Minarik
Recording Secretary